

City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

February 26, 2009

To: Interested Parties

SUBJECT: Public Notice of Availability
Draft Negative Declaration No. 08-05 (Hoag Hospital Expansion Project)

Notice is hereby given by the Department of Planning of the City of Huntington Beach that the following Draft Negative Declaration has been prepared:

Draft Negative Declaration No. 08-005 analyzes the potential environmental impacts associated with the construction of a 46,895 sq. ft. addition to an existing 52,177 sq. ft. medical office building, a 4-level 464 space parking structure, reconfiguration of the existing main driveway, closure of an existing drive approach on Beach Boulevard, and construction of a new drive approach on Beach Boulevard.

The site is approximately 4.6 acres (198,705 sq. ft.) in size and currently developed with a 45'-6" tall three story medical office building with 355 surface parking spaces. The existing medical office building is located along the northerly property line at the center of the site. Uses within the medical office building consists of medical office and specialty medical office consisting of rehabilitation, and wound care. Vehicular access to the site is provided via two drive approaches off of Beach Boulevard. The main drive approach is located on Beach Boulevard at the southern end of the property. This drive approach provides access to a 300 ft deep two-lane entrance way leading to the parking lot. A second drive approach is located on Beach Boulevard at the center of the site, which is proposed to be closed.

The 46,895 sq. ft addition is proposed to be located adjacent to the existing building along the northerly property line. The addition is proposed at a height of 45'-6" and three-stories to match the height and number of stories of the existing building. The building footprint of the addition will mirror that of the existing building and create a plaza area with a covered entrance facing south. The uses within the addition consist of medical offices and specialty medical offices consisting of rehabilitation, wound care, medical imaging, radiation oncology, medical oncology and a surgery center. A patient drop will be provided along the west elevation facing Beach Blvd. In addition, the northerly driveway entrance will be closed and a new drive approach will be constructed 140 ft. further to the north along the northerly property line. Approximately 100 people will be employed within the expanded facility for a total of approximately 200 people employed at the site.

The parking structure is proposed to be located at the rear of the site along the easterly property line. The structure consists of four levels and houses 464 parking stalls. The height of parking structure will be 45'-4".

The project will be constructed in three phases. During phase 1, which will last approximately 9 months, approximately 174 parking spaces would be removed from the east portion of the site and a 464-space parking structure will be constructed. During phase 2, which will last approximately 2 months, modifications to the parking area south of the existing medical office building would be completed. Phase 3, which will last approximately 12 months, consists of the construction of the proposed medical office building. A total of 181 parking spaces will remain available during phase 1 construction. During phase 1 and 2 construction, 100 parking spaces will be provided on the adjacent commercial shopping center site to provide a total of 181 parking spaces to meet the existing medical office's parking demand.

Project Location: 19582 Beach Blvd. (East side of Beach Blvd., south of Yorktown Ave.)

The City of Huntington Beach is the lead agency for compliance with the California Environmental Quality Act.

The Draft Negative Declaration will be available for public review and comment for thirty (30) days commencing Thursday, February 26, 2009 and ending Friday, March 27, 2009. Subsequent to the comment period, a public hearing will be scheduled before the City of Huntington Beach Zoning Administrator. The public hearing is tentatively scheduled for early April 2009.

A copy of the Draft Negative Declaration is on file with the Planning Department, City of Huntington Beach City Hall, 2000 Main Street, Huntington Beach, California. A copy of Draft Mitigated Negative Declaration No. 08-005 is also available for review at the Central Library, 7111 Talbert Avenue, Huntington Beach, California, the City Clerk's Office, 2000 Main Street, 2nd Floor, Huntington Beach, California and on the internet at <http://www.surfcity-hb.org/Government/Departments/Planning/PJB/eac/EAC.cfm>.

**ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
PLANNING DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. 08-005**

- 1. PROJECT TITLE:** Hoag Health Center Expansion
- Concurrent Entitlements:** Conditional Use Permit No. 08-015
- 2. LEAD AGENCY:** City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
- Contact:** Rami Talleh, Senior Planner
Phone: (714) 536-5271
- 3. PROJECT LOCATION:** 19582 Beach Blvd. (East side of Beach Blvd., south of Yorktown Ave.)
- 4. PROJECT PROPONENT:** WBSA, 4850 Barranca Parkway, Suite 203, Irvine, CA 92604
- Contact Person:** Rick Wood
Phone: (949) 552-2061
- 5. GENERAL PLAN DESIGNATION:** CG-F2 (Commercial General – Max. Floor Area Ratio 0.50)
- 6. ZONING:** CG (Commercial General)

7. PROJECT DESCRIPTION

The project involves the construction of a 46,895 sq. ft. addition to an existing 52,177 sq. ft. medical office building, a 4-level 464 space parking structure, reconfiguration of the existing main driveway, closure of an existing drive approach on Beach Boulevard, and construction of a new drive approach on Beach Boulevard.

The site is approximately 4.6 acres (198,705 sq. ft.) in size and currently developed with a 45'-6" tall three story medical office building with 355 surface parking spaces. The existing medical office building is located along the northerly property line at the center of the site. Uses within the medical office building consists of medical office and specialty medical office consisting of rehabilitation, and wound care. Vehicular access to the site is provided via two drive approaches off of Beach Boulevard. The main drive approach is located on Beach Boulevard at the southern end of the property. This drive approach provides access to a 300 ft deep two-lane entrance way leading to the parking lot. A second drive approach is located on Beach Boulevard at the center of the site, which is proposed to be closed.

The 46,895 sq. ft addition is proposed to be located adjacent to the existing building along the northerly property line. The addition is proposed at a height of 45'-6" and three-stories to match the height and number of stories of the existing building. The building footprint of the addition will mirror that of the existing building and create a plaza area with a covered entrance facing south. The uses within the addition consist of medical offices and specialty medical offices consisting of rehabilitation, wound care, medical imaging, radiation oncology, medical oncology and a surgery center. A patient drop will be provided along the west elevation facing Beach Blvd. In addition, the northerly driveway entrance will be closed and a new drive approach will be constructed 140 ft. further to the north along the northerly property line. Approximately 100 people will be employed within the expanded facility for a total of approximately 200 people employed at the site.

The parking structure is proposed to be located at the rear of the site along the easterly property line. The structure consists of four levels and houses 464 parking stalls. The height of parking structure will be 45'-4".

The project will be constructed in three phases. During phase 1, which will last approximately 9 months, approximately 174 parking spaces would be removed from the east portion of the site and a 464-space parking structure will be constructed. During phase 2, which will last approximately 2 months, modifications to the parking area south of the existing medical office building would be completed. Phase 3, which will last approximately 12 months, consists of the construction of the proposed medical office building. A total of 181 parking spaces will remain available during phase 1 construction. During phase 1 and 2 construction, 100 parking spaces will be provided on the adjacent commercial shopping center site to provide a total of 181 parking spaces to meet the existing medical office's parking demand.

8. SURROUNDING LAND USES AND SETTING: A broad range of commercial uses exist in the vicinity of the project site, on both sides of the Beach Boulevard corridor, including a pet cemetery (adjacent) and a fast food restaurant to the north; and a shopping enter (adjacent) to the south. Commercial uses to the west (across Beach Blvd.) include retail shops and offices. Vacant undeveloped parcels directly east of the project site are zoned CG (Commercial General) with a general plan designation of OS (Open Space).

9. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION: none

10. OTHER AGENCIES WHO'S APPROVAL IS REQUIRED (AND PERMITS NEEDED) (i.e. permits, financing approval, or participating agreement):

CALTRANS (encroachment permits for work within the Beach Boulevard public right-of-way).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

☐ Land Use / Planning

☐ Transportation / Traffic

☐ Public Services

☐ Population / Housing

☐ Biological Resources

☐ Utilities / Service Systems

- | | | |
|--|---|---|
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☒

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared. ☐

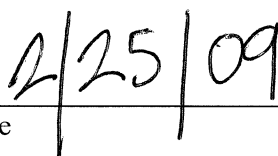
I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. ☐

I find that the proposed project **MAY** have a “potentially significant impact” or a “potentially significant unless mitigated impact” on the environment, but at least one impact (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required.** ☐


Signature

Rami Talleh
Printed Name


Date

Senior Planner
Title

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. “Potentially Significant Impact” is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more “Potentially Significant Impact” entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. Potentially Significant Impact Unless Mitigated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVIII, “Earlier Analyses,” may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVIII at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XVIII. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach’s requirements.

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures. For the readers’ information, a list of applicable standard conditions identified in the discussions has been provided as Attachment No. 3.

SAMPLE QUESTION:

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Would the proposal result in or expose people to potential impacts involving:</i>				
<i>Landslides? (Sources: 1, 6)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: The attached source list explains that 1 is the Huntington Beach General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).</i>				

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. LAND USE AND PLANNING. Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1, 2, 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The subject property is designated for commercial use(s) and development, including but not limited to commercial offices, by the Huntington Beach General Plan and Huntington Beach Zoning & Subdivision Ordinance (HBZSO). In addition to the CG (Commercial General) General Plan Land Use designation, the project site is located within a General Plan sub-area (6E) which specifically identifies commercial offices, including medical offices, as a desired use. The project complies with applicable policies and requirements of the General Plan including the maximum floor area ratio.

Moreover, the project complies with all applicable land use and development standards of the HBZSO, including minimum building setbacks, parking and landscape requirements and maximum building height. No variance(s) to applicable development standards is requested or required.

The project site is not within the boundaries of any specific plan nor subject to provisions of the City's Local Coastal Program as the property is not located within the coastal zone boundaries.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is proposed in an urbanized area on a previously developed commercial lot. The project will not conflict with any habitat conservation plan or natural community conservation plan of the City of Huntington Beach, as there are no such plans adopted for the area.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Physically divide an established community? (Sources: 1, 4, 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed development will occur on a previously developed parcel with direct access to an existing public street. No public access ways through the subject property exist. No new roadways, road widening, rail lines, bridges or other off-site improvements with the potential to physically divide an established community are proposed or required.

II. POPULATION AND HOUSING. Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources: 1, 5, 15) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The proposed project will result in the expansion of an existing medical office center and construction of a four level parking structure, which could potentially and indirectly stimulate population growth in the area. However, the project's impact on population growth is considered less than significant, since the proposed development is consistent with that anticipated in the General Plan. The expansion will create 100 additional jobs for a total of 200 employees at the facility. In the context of total employment base in the city the increase in jobs will not lead to a significant impact.

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| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: b) – c) The project site is currently developed with a medical office building. The proposed project provides for the expansion of an existing medical office center and construction of a four level parking structure. No residential uses or structures exist on the project site. Therefore, the proposed project will not displace existing housing or inhabitants.

III. GEOLOGY AND SOILS. Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault ? (Sources: 1, 14) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The project site is not known to be traversed by an active fault and is not located within the Alquist-Priolo Earthquake Fault Zone. The nearest active fault is the Newport-Inglewood fault located approximately 1.5 miles west of the project site.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ii) Strong seismic ground shaking? (Sources: 1, 14) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project site is located in a seismically active region of Southern California. Therefore, the site could be subjected to strong ground shaking in the event of an earthquake. Structures built in Huntington Beach are required to comply with standards set forth in the California Building Code (CBC) and standard City codes, policies and procedures which require submittal of a detailed soils analysis prepared by a Licensed Soils Engineer. The required soils analysis must include on-site soil sampling and laboratory testing of materials to provide detailed recommendations regarding grading, foundations, retaining walls, streets, utilities, and chemical and fill properties of underground items including buried pipe and concrete and the protection thereof; and a report prepared by an engineering geologist indicating the ground surface acceleration from earth movement for the subject property. All structures within this development shall be

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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constructed in compliance with the g-factors as indicated by the geologist's report. Calculations for footings and structural members to withstand anticipated g-factors must be submitted to the City for review prior to the issuance of building permits. Conformance with CBC requirements and standard City code requirements will ensure potential impacts from seismic ground shaking are reduced to a less than significant level.

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| iii) Seismic-related ground failure, including liquefaction? (Sources: 1, 14) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The subject site is located in an area of low potential for liquefaction according to the General Plan (1996). The project site is not located within a liquefaction zone, according to Seismic Hazard Zones maps of the California Division of Mines and Geology (CDMG). Additionally, the potential for liquefaction of the subsurface soils at the site is considered low, due to the absence of loose sandy soils above the groundwater level as is typical in the vicinity of the project site. Therefore liquefaction impacts associated with seismic related ground failure to people and structures on-site would be less than significant.

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|----------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iv) Landslides? (Sources: 1, 14) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: According to the City of Huntington Beach General Plan, the site is not in an area susceptible to slope instability. The project is proposed on a flat parcel of land and no slopes or other landforms susceptible to landslide exist in the vicinity of the property. Moreover, California Division of Mines and Geology has not mapped any earthquake-induced landslides at, or in the vicinity of, the site which would be indicative of the potential for slope instability at or in the vicinity of the site.

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| b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project and vicinity are urbanized and have relatively flat topography. The project site has been previously graded and developed with a structure, parking surfaces, walkways and landscaped areas. Although the proposed project has the potential to result in erosion of soils during construction activities, erosion will be minimized by compliance with standard City requirements for submittal of an erosion control plan prior to issuance of building permits, for review and approval by the Department of Public Works. Implementation of the proposed project would not require significant alteration of the existing topography of the project site. Less than significant impacts would occur and no mitigation measures would be required.

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| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 1, 14) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Refer to Responses III.a) iii) and III.a) iv) for discussion of liquefaction and landslides, respectively. Refer to Responses III.a iii) and III.a iv) for discussion of liquefaction and landslides, respectively. Subsidence is large-scale settlement of the ground surface generally caused by withdrawal of groundwater or oil in sufficient quantities such that the surrounding ground surface sinks over a broad area. The project site has not been identified as an area with the potential for subsidence. In addition, withdrawal of oil or other mineral resources would not occur as part of the proposed project and, therefore, subsidence is not anticipated to occur. However, in the event of an earthquake in the Huntington Beach area, the site may be

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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subject to ground shaking. The CBC and associated code requirements address lateral spreading and subsidence. Less than significant impacts are anticipated.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is located in an area of low to moderate expansive soil conditions (Figure EH-12, City of Huntington Beach General Plan). No impacts are anticipated.

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| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (Sources: 1, 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The City of Huntington Beach Public Works Department has determined that the public sewer system can accommodate the proposed development. No septic tanks or alternative waste water disposal systems are necessary.

IV. HYDROLOGY AND WATER QUALITY. Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements? (Sources: 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Water quality standards and waste discharge requirements will be addressed in the project design and development phase pursuant to a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP), prepared by a Civil or Environmental Engineer in accordance with the National Pollution Discharge Elimination System (NPDES) regulations and approved by the City of Huntington Beach Department of Public Works. The SWPPP and WQMP will establish Best Management Practices (BMPs) for construction and post-construction operation of the facility, including source, site and treatment controls to be installed and maintained at the site. The WQMP and SWPPP are standard requirements for development in the City of Huntington Beach, and with implementation, will ensure compliance with water quality standards and water discharge requirements, which will reduce project impacts to a level that is less than significant. Draft WQMP and SWPPP documents have been submitted by the applicant, which identify source, site and treatment controls for the reduction of pollutants to the surrounding water sources such as roof water channeling onto splash pads or landscaped areas and swaled to storm drain inlets, use of low maintenance vegetation and installation of catch basin filter systems.

The final WQMP and SWPPP must be approved prior to issuance of grading permits. In addition, the Department of Public Works has identified numerous standard requirements applicable to the various project components, including the proposed parking structure, maintenance bays and vehicle washing area that serve to ensure that no adverse impacts to water quality will occur.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources: 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Discussion: The Huntington Beach Public Works Department prepared an Urban Water Management Plan for the City's water system in 2005. The Master Plan addresses water supply issues within the City and pertinent surrounding areas. The Utilities Division of the Public Works Department has reviewed the project plans and did not identify any concerns regarding impacts to ground water supplies due to the nature of the proposed uses. The project would not result in an increase in water consumption not previously planned for in the Master Plan and, therefore, does not present a significant impact to water supplies. In addition, the project is subject to compliance with the City's Water Ordinance, including the Water Efficient Landscape Requirements, as well as Title 24 conservation measures such as low flow fixtures, which ensure water consumption is minimized. The estimated water demand for the proposed project can be accommodated by the City's water service capacity and does not represent a significant impact.</p>				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? (Sources: 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
See discussion under Section (e).				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount or surface runoff in a manner which would result in flooding on or off-site? (Sources: 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
See discussion under Section (e).				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: (c-e) The project site, in its existing condition, is almost entirely paved with impervious surfaces, consisting mainly of parking areas and buildings and minimal landscaping (8% of the site). The site drains via several man-made storm drainage systems which convey all on-site run off to the east through an 18-inch reinforced concrete pipe. The project proposes to follow the existing drainage patterns. Accordingly, no significant increase in stormwater runoff is anticipated. The project site is not traversed by any stream or river. Although the existing drainage pattern is expected to be altered during the construction phase, erosion and siltation during construction will be minimized to a less than significant level by employing Best

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Management Practices (BMPs) for erosion control, pursuant to a City approved Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). Required SWPPP, WQMP and hydrology and hydraulic studies, to be submitted in accordance with City of Huntington Beach standard development requirements, will identify BMPs for ensuring no significant impacts associated with polluted runoff will occur.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Otherwise substantially degrade water quality?
(Sources: 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See discussion under Section (a).

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 5, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project consists entirely of commercial uses. No housing is proposed. The subject site is designated as Flood Zone X on the Flood Insurance Rate Map (FIRM), which is not subject to Federal Flood Development restrictions.

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| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 5, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project site is designated as Flood Zone X in the Flood Insurance Rate Map (FIRM), which is not subject to Federal Flood Development restrictions. The project site is not situated within the 100-year flood hazard area as mapped in the FIRM.

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| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 1, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project site is not located within a flood hazard zone. In addition, the site is not in the immediate vicinity of a levee or a dam. Therefore, no impacts are anticipated.

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| j) Inundation by seiche, tsunami, or mudflow? (Sources: 1, 7, 14) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The elevation of the site above mean sea level and its distance from the ocean (approximately two miles) and other large bodies of water suggest that the probability of experiencing adverse effects from tsunamis and seiches is low at the site. Furthermore, the site is not located within a tsunami run-up area. No significant impact is anticipated.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| k) Potentially impact stormwater runoff from construction activities? (Sources: 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See discussion under Section (a) and (e).

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
l) Potentially impact stormwater runoff from post-construction activities? (Sources: 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: See discussion under Section IV(a) and IV(e).				
m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Sources: 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: In accordance with standard City of Huntington Beach development requirements, hydrology and hydraulic studies for both on-site and off-site facilities, Storm Drain, Storm Water Pollution Prevention Plans (SWPPP) and Water Quality Management Plans (WQMP) conforming with the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and approval. Specific requirements and measures to be incorporated into the required studies and plans are identified in Attachment No. 4, <i>City Policies, Standard Plans, and Code Requirements of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Code</i> . Refer to response in Section IV(a) for further discussion.				
n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources: 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: See discussion under Section IV(a) and IV(e).				
o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources: 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: See discussion under Section IV(e).				
p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources: 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: See discussion under Section IV(e).				

V. **AIR QUALITY.** The City has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 9, 18) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: Refer to Section (e) below

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 6, 9, 18)

☐ ☐ ☒ ☐

Discussion: The project site is located a significant distance away from any potentially sensitive receptors and does not propose any long-term concentration of pollutants. However the site is frequented by patients who may have illness causing them to be sensitive to short-term emissions resulting from construction activities. During Phase 3 construction, an existing door at the rear of the site will be used as the main entrance of the facility allowing patients to bypass the construction operation. In addition, as discussed in Section (e) below the project will not generate emissions that exceed the SCAQMD Regional Emissions Significance Thresholds therefore less than significant impacts will occur.

- c) Create objectionable odors affecting a substantial number of people? (Sources: 6)

☐ ☐ ☐ ☒

Discussion: The proposed development is an expansion of an existing medical office building. Medical offices are uses are generally located on commercial corridors and are not a source for creating objectionable odors based on the types of activities occurring onsite. No impacts are expected.

- d) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 12, 18)

☐ ☐ ☒ ☐

Discussion: Based upon the discussion in Section (e) below the project will not generate emissions that exceed the SCAQMD Regional Emissions Significance Thresholds. Furthermore, the project is consistent with the General Plan policies pertaining to air quality and will not violate and will not violate any applicable air quality plan therefore less than significant impacts are anticipates.

- e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 12, 18)

☐ ☐ ☒ ☐

Discussion: a) and e) Short-term: The project's potential to generate a considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard was assessed in a Air Quality Assessment prepared by Mestre Greve Associates (July 2008). The construction of the project may result in a short-term air pollutant emissions from the following activities: the commute of workers to and from the project site; grading activities including the transport of any necessary soil import and/or export, delivery and hauling of construction materials and supplies to and from the project site; fuel combustion by on-site construction equipment; and dust generating activities from soil disturbance. Emissions during construction were calculated using URBEMIS2007 program (version 9.2.4).). The allotment of equipment to be utilized during each phase was based on defaults in the URBEMIS2007 program and was modified as needed to represent the specifics of the proposed project. The default level of detail was used to calculate fugitive dust emissions from activity on the approximately 4.3 acre site.

The URBEMIS model calculates total emissions, on-site and offsite, resulting from each construction activity which are compared to the SCAQMD Regional Thresholds. A comparison of the project's total emission with the regional thresholds is provided below. A project with daily construction emission rates below these thresholds is considered to have a less than significant effect on regional air quality.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

SCAQMD Regional Pollutant Emission Thresholds of Significance						
Activity	Regional Significance Threshold (Lbs/day)					
	CO	NOx	VOC	PM10	PM25	SOx
Phase 1 – Parking Structure						
Demolition	17.8	36.1	3.9	24.3	6.4	0.02
Grading	14.0	26.5	3.2	23.7	5.9	0.00
Construction	8.3	8.3	1.3	0.7	0.6	0.01
Phase 2 – Parking Lot Driveway Improvements						
Demolition	15.6	30.2	3.5	11.6	3.5	0.01
Grading	14.0	26.5	3.2	11.8	3.4	0.00
Construction	7.6	12.6	2.2	1.1	1.0	0.00
Phase 3 – Medical Office Building						
Demolition	15.1	29.7	3.4	25.3	6.4	0.01
Grading	13.4	25.0	3.0	14.7	4.0	0.00
Construction	10.2	12.9	1.8	0.9	0.8	0.01
Painting	0.3	0.0	24.0	0.0	0.0	0.00
Significance Threshold	550	75	100	150	55	150
Exceed Threshold?	NO	NO	NO	NO	NO	NO

Based on the aforementioned table construction emission each phase of construction from the proposed project would not exceed the regional thresholds. However in that event that an overlapping of construction phasing occurs an analysis was prepared to demonstrate the total concurrent construction emissions.

SCAQMD Regional Pollutant Emission Thresholds of Significance						
Activity	Regional Significance Threshold (Lbs/day)					
	CO	NOx	VOC	PM10	PM25	SOx
Phase 1 Construction Combined with:						
Phase 2 Demolition	24.0	38.5	4.8	12.3	4.1	0.01
Phase 2 Grading	22.4	34.8	4.5	12.5	4.0	0.01
Phase 2 Construction	15.9	21.0	3.5	1.7	1.6	0.01
Phase 3 Construction Combined with:						
Phase 3 Painting	10.5	12.9	25.8	0.9	0.8	0.01
Significance Threshold	550	75	100	150	55	150
Exceed Threshold?	NO	NO	NO	NO	NO	NO

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Based on the aforementioned table no concurrent construction activities will generate emissions that exceed the SCAQMD Regional Emissions Significance Thresholds. Therefore the construction of the project will not result in a significant regional air quality impact in the short term.

Long-term: Air pollutant emissions due to the project were also calculated using the URBEMIS2007 program version (9.4.2). The program was set to calculate emission for the combined square footage of the existing medical office building and proposed expansion including the 464-space parking structure. The default URBEMIS2007 variables were used for the calculations.

SCAQMD Regional Pollutant Emission Thresholds of Significance						
Activity	Daily Emissions (Lbs/day)					
	CO	VOC	NOx	PM10	PM25	SOx
Vehicular Emissions	141.8	12.1	17.6	29.8	5.7	0.2
Natural gas Combustion	0.3	0.0	0.4	0.0	0.0	0.0
Landscaping	1.6	0.0	0.0	0.0	0.0	0.0
Architectural Coatings	0.0	0.3	0.0	0.0	0.0	0.0
Total Emissions	143.7	12.5	17.9	29.8	5.8	0.2
Significance Threshold	550	75	55	150	55	150
Exceed Threshold?	NO	NO	NO	NO	NO	NO

Based on the aforementioned table construction emission from the proposed project would not exceed the regional thresholds. Therefore a less than significant impact is anticipated.

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (e.g., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections? (Sources: 1, 11, 15) ☐ ☐ ☒ ☐

Discussion: The project's potential to generate a substantial increase in traffic was assessed in a traffic impact analysis prepared by LSA Associates, Inc. (January, 2009). Using the Institute of Transportation engineers (ITE) *Trip Generation* manual, 7th Edition (2003), the study concludes that the proposed expansion is anticipated to generate a maximum of 1,886 trips per day, including 129 trips in the am peak hour and 194 trips in the pm peak hour. Two methods were used to analyze the effects of traffic on the Beach Blvd./ Yorktown Ave. intersection and the Beach Blvd./Adams Ave. intersection. The software Traffix Version 7.9 was used to determine the Intersection Capacity Utilization (ICU). This methodology compares the volume-to-capacity (v/c) ratios of conflicting turn movements at an intersection, sums these critical v/c ratios for each intersection approach, and determines the overall ICU. Because Beach Blvd. is a Caltrans facility, the second methodology utilized the 2000 *Highway Capacity Manual* (HCM 2000) consistent with the Caltrans guidelines. This methodology calculates the delay per vehicle for all the movements at an intersection, averages these delays

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

for each intersection approach, and determines the average intersection delay per vehicle. In both methodologies the resulting delays and ICU is expressed in a Level of Service (LOS). The study indicates that using the ICU methodology, the Yorktown Ave. and Adams Ave. intersections along Beach Boulevard currently operate at LOS A and LOS B, respectively during the AM peak hour and LOS C and LOS C, respectively during the PM peak hour. Using the HCM methodology, the Yorktown Ave. and Adams Ave. intersections along Beach Boulevard currently operate at LOS C and LOS D, respectively during the am peak hour and LOS D and LOS D, respectively during the pm peak hour. The result of both studies indicates that with the proposed project, the am and pm peak hour LOS for the study area intersections will not change.

Based on both methodologies, the results of the traffic impact analysis prepared by LSA Associates, Inc., the expansion of the medical office center can be implemented without significantly impacting the surrounding roadway system. Evaluation of the intersections LOS shows that addition of the project traffic to the baseline traffic volumes will not significantly impact any study area intersections.

Construction traffic resulting from development of the project may result in short-term interruptions to traffic circulation, including pedestrian and bicycle flow. Based on the scope of the project construction, the short-term interruptions to traffic are not considered to be significant. Moreover, the project is proposed to be phased such that the facility will remain in operation during the construction phase. The project phasing and associated accommodations necessary to maintain access to the site for continued operation of the facility will minimize potential impacts. Potential impacts will be less than significant by adherence to the standard requirement to adhere to a required (for import or export of material in excess of 5,000 cubic yards) Public Works Department approved truck haul route plan.

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| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Sources:1, 11, 15) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Please refer to discussion item VI (a) above.

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| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources:10, 12) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Although the City is located within the Planning Area for the Joint Forces Training Center in Los Alamitos, the project site is not located within the height restricted boundaries identified in the Airport Environs Land Use Plan or within two miles of any known public or private airstrip. The proposed project does not propose any structures with heights that would interfere with existing airspace or flight patterns. No impacts would occur.

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| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project site is located along an existing arterial highway that provides access to the site. The nearest intersection is approximately 300 feet north of the project site. No new roadways, intersections or change to the existing land use is proposed. The project is currently served by two driveways. The southern driveway is located along the southern property line and provides left- and right-turn ingress and right-turn

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

egress and a right-in/right-out driveway is located approximately 140 ft. north of the left-turn ingress driveway. The project site plan proposes to relocate the right-in/right-out driveway approximately 140 ft. to the north, adjacent to the northerly property line. The relocated driveway was analyzed as part of the LSA Associates Inc. traffic study and was determined to have no significant impact to the traffic flow on Beach Boulevard. The southerly driveway abuts an adjacent driveway to the south, which provides access to the retail center located south of and adjacent to the project site. The project driveway and adjacent retail center driveway are served by one southbound left-turn lane on Beach Blvd. Because the existing southbound left-turn lane at the southern driveway provides access to two existing driveways, it is possible that some driver confusion could be created as a result of the increased trips being generated by the proposed expansion. LSA Associates, Inc. analyzed the existing configuration by reviewing traffic accident data for the past six years for the section of Beach Blvd. within the vicinity of the left turn lane. The traffic accident data shows that the location has had a low occurrence of accidents related to inbound and outbound movements at the driveway. Although the southern driveway operates safely in the existing condition, the project would add approximately 26 vehicles in the am and 62 vehicles in the pm peak hour to the southbound left-turn movement. LSA Associates, Inc. prepared an analysis determining that the additional southbound left-turning vehicles would not exceed the queuing capacity of the left-turn lane. The existing and relocated driveway on onsite circulation is subject to compliance with City standards for vision clearance at street/driveway intersections, minimum drive aisle widths and truck turning radii designed to ensure hazards are minimized. In addition, the existing and relocated driveway access and on-site circulation has been evaluated by the Departments of Fire, Planning and Public Works and found to be consistent with City standards for safe access and circulation. Less than significant impacts are anticipated.

- e) Result in inadequate emergency access? (Sources: 5) ☐ ☐ ☐ ☒

Discussion: The proposed site plan has been reviewed by the Departments of Fire and Public Works for conformance with City requirements for emergency access. The project's proposed driveway access and on-site circulation has been found to be consistent with City standards for emergency access and circulation. No impacts are anticipated.

- f) Result in inadequate parking capacity? (Sources: 2, 5) ☐ ☐ ☒ ☐

Discussion: The proposed project will comply with all applicable parking requirements of the HBZSO. No variances to parking standards are proposed or required. When the project is completed 590 parking spaces will be provided. The HBZSO requires 1 space for every 175 sq. ft. for medical office uses or 567 parking spaces for the completed project. The project will be constructed in three phases. During phase 1, approximately 174 parking spaces would be removed from the east portion of the site and a 464-space parking structure will be constructed. A total of 181 on-site surface parking spaces will remain available during phase 1 construction. During phase 2, modifications to the parking area south of the existing medical office building would be completed. Approximately 150 on site surface parking spaces and the 464-space parking structure (614 total spaces) will be available for use during phase 2 of construction. Phase 3 would consist of the construction of the proposed medical office building. Approximately 126 on site surface parking spaces and the 464-space parking structure (590 total spaces) will be available for use during phase 3 of construction.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

The HBZSO requires a minimum of 299 parking for the existing medical office building. To ensure that adequate parking is provided during phase 1 construction, LSA Associates, Inc. prepared a parking survey to determine the parking demand for the existing medical office building. Based on parking surveys, the peak parking demand on site is 277 vehicles. To provide an adequate number of parking spaces to meet the parking demand as determined by the LSA Associates, Inc. parking demand survey, Hoag hospital will lease 100 parking spaces from the adjacent commercial shopping center during phase 1 of construction. The applicant proposes to require employees to utilize the offsite parking spaces. Patient drop off and handicapped parking spaces will still be provided on-site. In addition to the parking demand survey for the existing medical office building, LSA Associates, Inc. conducted a parking demand survey for the adjacent commercial shopping center to ensure the surplus parking spaces are available for use by the medical office building. The parking demand survey determined that more than 100 parking spaces were available to be utilized for the project. The following table shows the parking supply and demand for each construction phase:

Construction Phase	Parking Demand	Parking Supply	Surplus
Phase 1	277	281	4
Phase 2	277	614	338
Phase 3	277	590	314
Completed Project	567	590	23

Based upon parking demand surveys conducted by LSA Associate, Inc. and the availability of 100 parking spaces on the adjacent site, less than significant impacts are anticipated.

- g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? ☐ ☐ ☐ ☒
- (Sources: 1, 2)
- Discussion:** The development will not conflict with any established policies supporting alternative transportation. No impacts are anticipated.

VII. BIOLOGICAL RESOURCES. Would the project

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Sources: 1, 10) ☐ ☐ ☐ ☒
- Discussion:** The project site and all surrounding properties are currently developed with commercial, zoned accordingly. Vacant undeveloped land also abuts the site to the east. The project site does not support any unique, sensitive, or endangered species and is not shown in the General Plan as a generalized habitat area; therefore, no impacts to any habitat or wildlife area are anticipated.
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 1, 10) ☐ ☐ ☐ ☒

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The project site is currently developed with a medical office center. The project site does not contain any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service. The project will not result in any loss to endangered or sensitive animal or bird species and does not conflict with any habitat conservation plans.

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| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project does not contain any wetlands; therefore, no impacts are anticipated.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources: 1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project area is surrounded commercial development and undeveloped parkland. The site does not support any fish or wildlife and should not interfere with the movement of any fish or wildlife species nor impede the use of native wildlife nursery sites.

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| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1, 2, 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The site contains some trees which may be considered mature and which could be impacted by construction. Construction of the project will be subject to a standard requirement for the submittal of a landscape plan and the replacement of any existing mature healthy trees to be removed at a 2:1 ratio. No other biological resources exist on the site.

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| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: 1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: As discussed above, the project site is presently developed and is located in a commercial district. It does not support any unique or endangered plant or animal species and is not a part of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan; therefore, no impacts to any habitat or wildlife area are anticipated.

VIII. MINERAL RESOURCES. Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

ISSUES (and Supporting Information Sources):	Potentially Significant Unless Mitigation Incorporated				Less Than Significant Impact	No Impact
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Unless Mitigation Incorporated		

Discussion: The proposed expansion project will not result in the loss of a known mineral resource. The project site is not designated as a known mineral resource recovery site in the General Plan. No impacts are anticipated.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is not designated as an important mineral resource recovery site in the General Plan or any other land use plan. Development of the project is not anticipated to have any impact on any mineral resource recovery. No impacts to mineral resources are anticipated.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 3, 6, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project involves the expansion of an existing medical office facility. The expansion will generate additional bio-hazards which will be disposed of in compliance with all applicable state and local requirements. The bio-hazards commonly associated with medical offices will continue to be stored in limited quantities in approved indoor storage containers and in compliance with applicable codes. All hazardous materials use and storage practices are subject to review by the Departments of Building & Safety and Fire in conjunction with standard building permit and certificate of occupancy inspection processes.

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| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 1, 6, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project site is located in a methane district, and as such, is subject to the requirements of City Specification #429 – *Methane District Building Permit Requirements*, including submittal of a Methane Plan. City Specification #429 establishes required safety measures which ensure that the potential for significant hazards associated with the release of hazardous materials is minimized. The City's standard development requirements also include submittal of soil sample data to show compliance with the *City of Huntington Beach Soil Cleanup Standard* (Specification No. 431-92), and submittal of a plan showing all abandoned oil wells within 100 feet of the property. Installation and/or removal of any underground storage tanks are subject to an approved Orange County Environmental Health Care UST permit/site plan and Huntington Beach Fire Department Fire Code Permit. The review process for required (if applicable) H.B. Fire Department and County of Orange permits will ensure no significant hazards involving the release of hazardous materials will result.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The project site is not located within one-quarter mile of an existing or proposed school site. No impacts are anticipated.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 1, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is not listed on the State's Hazardous Waste and Substances Site List. No impacts are anticipated.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 10, 12) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Although the City is located within the Planning Area for the Joint Force Training Center, Los Alamitos, the project site is not located within the height restricted boundaries identified in the Airport Environs Land Use Plan or within two miles of any known public or private airstrip. The proposed project does not propose any structures with heights that would interfere with existing airspace or flight patterns. No impacts would occur.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 10, 12) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is not located near any private airstrips. No impacts are anticipated.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 1, 18) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project has been reviewed by the Fire Department and is designed to be in compliance with fire access and circulation requirements. The proposed development of the site will not interfere or conflict with an adopted emergency response plan or evacuation plan. No impacts are anticipated to any emergency response or evacuation plans.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is located in an urbanized area and is not near any wild lands. No impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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X. NOISE. Would the project result in:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Refer to Section (d) below.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Refer to Section (d) below.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Refer to Section (d) below.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: a) – d)

The project will generate short-term noise impacts during construction, including noise generated by earth-moving equipment, haul trucks and power tools. However, the project will be subject to compliance with Chapter 8.40 – *Noise*, of the Huntington Beach Municipal Code which restricts all construction activities to the hours between 7:00 AM and 8:00 PM Monday - Saturday. Construction activities are prohibited Sundays and Federal holidays. Accordingly, construction related noise impacts are expected to be less than significant. No significant additional ground borne vibration is anticipated given the anticipated traffic volume generated by the project which is considered negligible and does not significantly impact the level of service on area roadways.

Operation of the medical offices will be entirely indoors and is not expected to consist of any activities that will increase noise levels with the exception of the parking structure. Noise from traffic circulating within the parking structure may result in a less than significant increase in ambient noise levels. No significant impacts are anticipated.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 10, 12) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The City of Huntington Beach is included in the Planning Area for the Joint Forces Training Center in Los Alamitos. However, the site is located a considerable distance from the Training Center, such that the project would not be impacted by flight activity and noise generation from the Center. No impacts are anticipated.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 10, 12) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not located within the vicinity of a private airstrip.

XI. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- | | | | | |
|---------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Fire protection? (Sources: 1, 18) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Police Protection? (Sources:1, 18) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: a)-b) The proposed project has been reviewed by Huntington Beach Fire Department and Police Department staff. The project site is located approximately one and a half miles from the Gothard Fire Station and within one mile from the Main Police Station. Estimated emergency first response times are within the 80 percent/ 5 minute response time objective established in the City's Growth Management Element. Estimated emergency first response times from the Police Main St. Station are within acceptable service levels. The proposed development can be adequately served by existing Fire and Police protection service levels. The proposed development is consistent with the applicable General Plan Land Use designation and maximum floor area ratio. Accordingly, the project would not result in unanticipated impacts to public services. Because the site is currently developed, the City already provides service, thus no significant increase in service demand is expected.

- | | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Schools? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project will provide for continued operation of an existing use on the project site. While the number of persons employed at the site will increase, the level of increase is not expected to be significant. The applicant will also be required to pay school district fees for the net increase in the floor area proposed. Based on the minor increase of employees and the requirement for payment of school fees, less than significant impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | |
|------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Parks? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project is not expected to have any significant impact on park facilities, since the proposed development will provide for continued operation of an existing medical office use and no significant increase in the number of people employed at the site is planned or anticipated. The project will be subject to payment of park fees in compliance with the HBZSO. Less than significant impacts to park services are anticipated.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Other public facilities or governmental services?
(Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project has been reviewed by the various City Departments, including Public Works, Building and Safety, Fire, Police and Planning for compliance with all applicable City codes. With implementation of recommended conditions of approval, and compliance with City specifications, no adverse impacts to public services are anticipated.

XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
(Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1, 10, Dept. of Public Works) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1, 10, Dept. of Public Works) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 1, 10, Dept. of Public Works) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: 1, 10, Dept. of Public Works) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: 1, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 1, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: a)-h) The proposed development will provide for the continued operation of an existing medical office use. No significant increase in the number of people employed at the site, nor any other change in facility operations which would significantly increase the amount of wastewater or solid waste currently generated at the site, is planned or anticipated. The developer shall be required to submit a hydrology and hydraulic study for both on-site and off-site facilities and a project WQMP for review and approval by the Public Works Department. The studies and the proposed drainage improvements shall include on-site, privately maintained clarifiers or other devices to control the quality of run-off water from the development. All utility connections to the project site will be in accordance with applicable City standards.

Solid waste collection service for the City of Huntington Beach is provided by Rainbow Disposal, under an exclusive long-term contract with the City. Collected solid waste is transported to a transfer station where the solid waste is sorted and processed through a Materials Recovery Facility where recyclable materials are removed. The remaining solid waste is transferred to the Frank R. Bowerman Landfill located in the City of Irvine. The landfill has a remaining capacity in excess of 30 years based on the present solid waste generation rates, and the projects net increase of approximately 12,342 square feet of new medical office area is not expected to generate a substantial amount of daily waste products in the long term nor as a result of construction. Based on this and the nature of uses proposed, the project is not anticipated to noticeably impact the capacity of existing landfills that will serve the use.

The 2005 City of Huntington Beach Water Master Plan analyzes demands and anticipated impacts of future developments based on the Land Use Element designations. The proposed project is consistent with the corresponding General Plan Land Use designation and therefore sufficient water supplies are available to serve the project pursuant to the 2005 city of Huntington Beach Water Master Plan.

XIII. AESTHETICS. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista?
(Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project site is not situated adjacent to or in the vicinity of any scenic vista designated by the City or the State. As a result, no impacts are expected.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The site is not adjacent to a state scenic highway, nor are there any significant trees, rock outcroppings, or historic buildings in the vicinity of the subject site. No impacts will result.

c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The proposed project will be designed in accordance with the City's Urban Design Guidelines for commercial office uses and the HBZSO design guidelines for parking structures. The proposed building addition and parking structure is divided in distinct massing elements and all building facades will be articulated with architectural elements and details. Vertical and horizontal offsets and varied building facades are incorporated into the design. A building offset is provided along the north elevation serving a visual break between the existing building and the proposed addition. The Beach Boulevard elevation is enhanced with a building offset and corner treatment consisting of an accent material (faux glass) to enhance the street frontage. The southern elevation is provided with a plaza and covered walkway to accentuate the entrance to the existing building as well as the addition. The aforementioned design features serve to minimize the massing and bulk of the proposed structures. In addition, all wall surfaces visible to the public are architecturally enhanced. The parking structure is designed with landscaped screens from the ground floor to the fourth level. In addition, a ten foot landscaped setback lined with trees will be provided along the entire perimeter of the parking structure with the exception of the Beach Boulevard elevation. Based on standards of the City's Urban Design Guidelines, the project design represents a significant improvement over the existing conditions

The project has been reviewed by the Design Review Board (DRB), who is charged with reviewing projects for consistency with community design standards and objectives and making recommendations to ensure the project features a high quality design, the use of quality building materials and compatibility with the surrounding neighborhood. The DRB recommended approval of the project as proposed. No significant impacts are anticipated.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Discussion: The site is presently developed with a medical office building. The proposed expansion result in additional light sources within the paring structure and medical office expansion however, the project will maintain lighting levels consistent with the existing facility. The project is designed such that the parking structure is proposed on the westerly portion of the site. The project will be subject to compliance with City codes requiring that lighting be shielded and directed so as to prevent glare and spillage onto adjacent properties. No significant impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. CULTURAL RESOURCES. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (Sources: 1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Sources: 1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources: 1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: a) – d) The project is not located in the vicinity of any known archeological, historic or other cultural resource. The project is already developed and located in an urban setting. The Newland House located at 19820 Beach Blvd. (approximately 1,500 ft. away from the project site). The project is far enough away from the Newland House that no impacts anticipated.

XV. RECREATION. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 1, 2, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project consists entirely of commercial development on a site with an existing medical office center. No change in land use proposed. No residential uses are proposed. According to the applicant, approximately 100 employees will work at the expanded facility for a total of approximately 200 employees. Consequently, less than significant increase in resident or daytime population with the potential to impact use of parks or other recreational facilities would occur.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources: 1, 2, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project does not include any recreational facilities or directly require the construction or expansion of recreational facilities. The project will be subject to payment of the City's park fee, currently \$0.23/sq. ft. Payment of the park fee is considered a fair share contribution towards the development of additional recreational facilities in the City and serves to offset any project impacts.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Affect existing recreational opportunities? (Sources: 1, 2, 10)

☐ ☐ ☐ ☒

Discussion: The project consists of expansion of an existing medical office center and the construction of a four level parking structure. No existing recreational opportunities exist on the site and none will be affected by the proposed project.

XVI. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1, 2, 4, 10)
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 1, 2, 4, 10)
- c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: 1, 2, 4, 10)

☐ ☐ ☐ ☒

☐ ☐ ☐ ☒

☐ ☐ ☐ ☒

Discussion: a) – c) The project site does not serve as farmland and is not identified as farmland on the City's Important Farmlands map. The project will not impact property that was used for agriculture in the past, nor could the subject site be potentially utilized for agricultural purposes in the future based on its current commercial zoning designation and use. No impacts are anticipated.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1-19)

☐ ☐ ☐ ☒

ISSUES (and Supporting Information Sources):	Potentially Significant			
	Potentially Significant Impact	Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion: The proposed project is not situated within or in the vicinity of a wildlife resource habitat. As analyzed in this initial study, the project is located in areas previously developed that do not support any unique, sensitive, or endangered species. In addition, the site does not support any cultural or historical resources. No impacts to any habitat or wildlife area are anticipated.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
(Sources: 1-19) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: As discussed above in Sections I to XVI, any individual and cumulative impacts from the project can be mitigated to a less than significant level with implementation of standard City codes and policies. The proposed project is consistent with the City of Huntington Beach General Plan. It does not represent a significant negative impact to the environment or goals of the City. The project does not have impacts that are cumulatively considerable.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1-19) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: As discussed above in Sections I to XVI, the project as proposed and with implementation of standard City codes and policies will have a less than significant impact on human beings, either directly or indirectly. See discussion under Section VI(d).

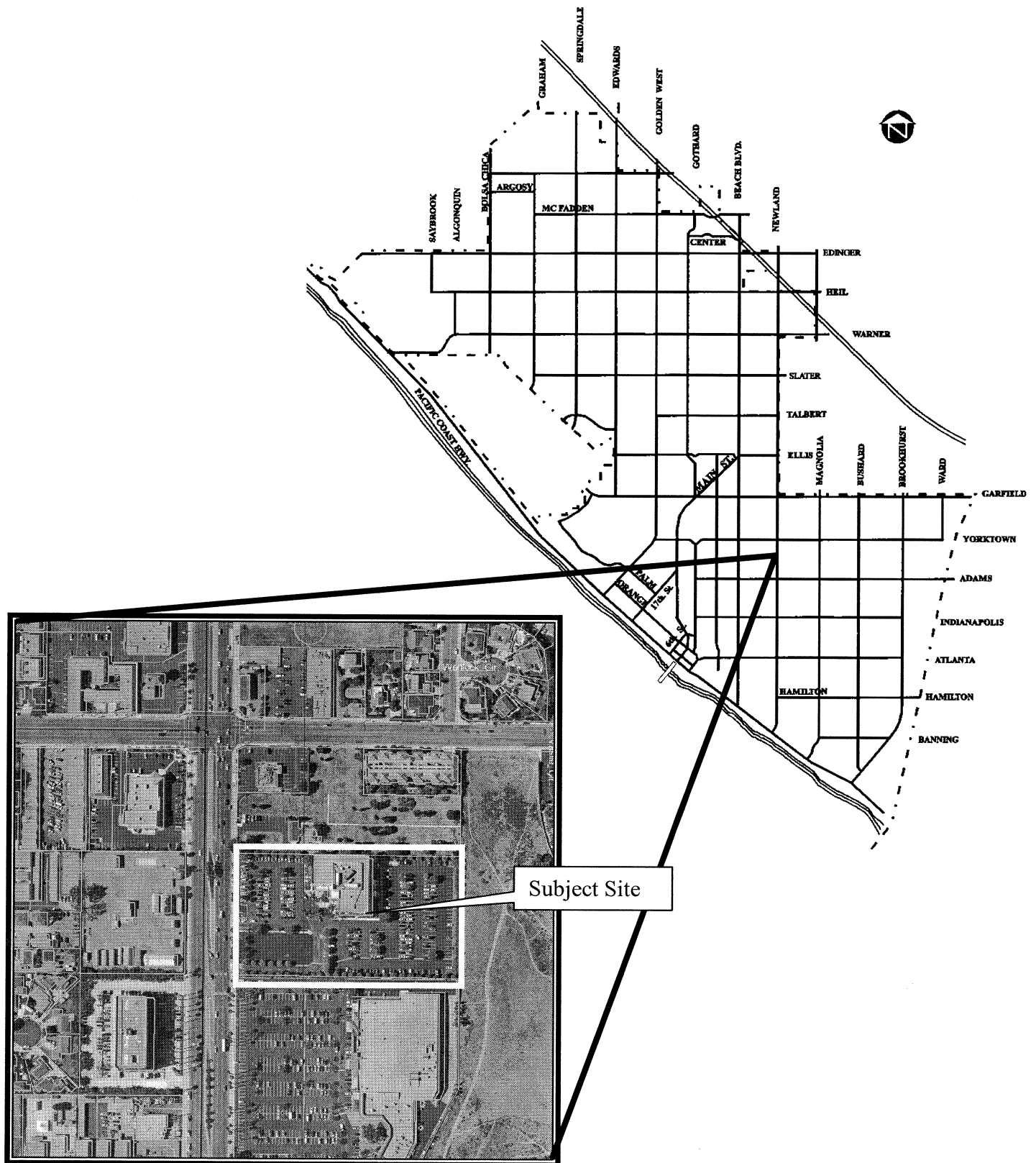
XVIII. EARLIER ANALYSIS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis:

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Huntington Beach General Plan	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
2	City of Huntington Beach Zoning and Subdivision Ordinance	"
3	City of Huntington Beach Municipal Code	"
4	Project Vicinity Map	See Attachment #1
5	Reduced Project Plans	See Attachment #2
6	Project Narrative	See Attachment #3
7	City of Huntington Beach Geotechnical Inputs Report	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3 rd Floor 2000 Main St. Huntington Beach
8	FEMA Flood Insurance Rate Map (February 18, 2004)	"
9	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	"
10	City of Huntington Beach CEQA Procedure Handbook	"
11	Trip Generation Handbook, 6 th Edition, Institute of Traffic Engineers	"
12	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	"
13	Hazardous Waste and Substances Sites List	"
14	State Seismic Hazard Zones Map	"

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
15	Traffic Impact Analysis Hoag Health Center (LSA Associates, Inc., January, 2009)	"
16	Draft Water Quality Management Plan (WQMP) (ADC Consultants, Inc. June 2008)	"
17	Huntington Beach Water Master Plan, December 2000	"
18	City of Huntington Beach Emergency Management Plan	"
19	Air Quality Assessment For Hoag Health Center (Mestre Greve Associates July 2008)	"
20	City Policies, Standard Plans and Code Requirements	Attachment 4

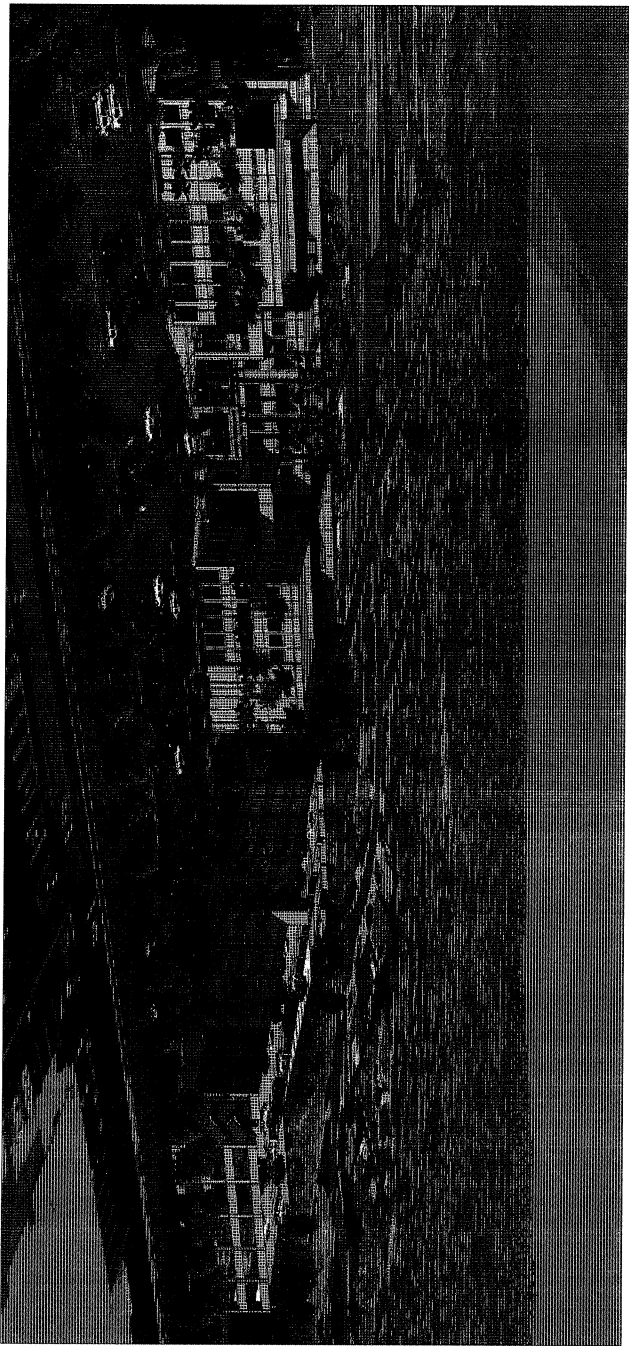


VICINITY MAP
Negative Declaration No. 2008-005/
(Hoag Hospital Expansion)
19582 Beach Blvd. (East side of Beach Blvd., south of Yorktown Ave.)

PROPOSED HOAG HEALTH CENTER

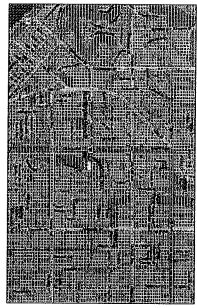
EXPANSION OF EXISTING MEDICAL OFFICE BUILDING AND PARKING STRUCTURE

HOAG HEALTH CENTER
19582 Beach Boulevard
Huntington Beach, CA 92648



SHEET INDEX

AC-1	COVERSHEET	PS-1	GROUND LEVEL FLOOR PLAN
A-1	EXISTING CONDITION	PS-2	SECOND LEVEL FLOOR PLAN
A-2	PROPOSED SITE PLAN	PS-3	THIRD LEVEL FLOOR PLAN
C-1	PRELIMINARY GRADING	PS-4	FOURTH (ROOF) LEVEL FLOOR PLAN
A-3	PHASING PLAN	PS-5	PARKING STRUCTURE EXTENSION ELEVATIONS
A-4	FIRST FLOOR PLAN	PS-6	PARKING STRUCTURE EXTENSION ELEVATIONS
A-5	SECOND FLOOR PLAN	PS-7	PARKING STRUCTURE EXTENSION SECTIONS
A-6	THIRD FLOOR PLAN		
A-7	ROOF PLAN	L-1	PRELIMINARY LANDSCAPING PLAN
A-8	EAST & NORTH ELEVATIONS		
A-9	SOUTH & WEST ELEVATIONS		



VICINITY MAP(not to scale)



AC-1

July 2008



WBSA
4800 BARRANCA PKWY
SUITE 200
IRVINE, CA 92604
TEL: 949-552-2081

CONCEPTUAL DESIGN PACKAGE

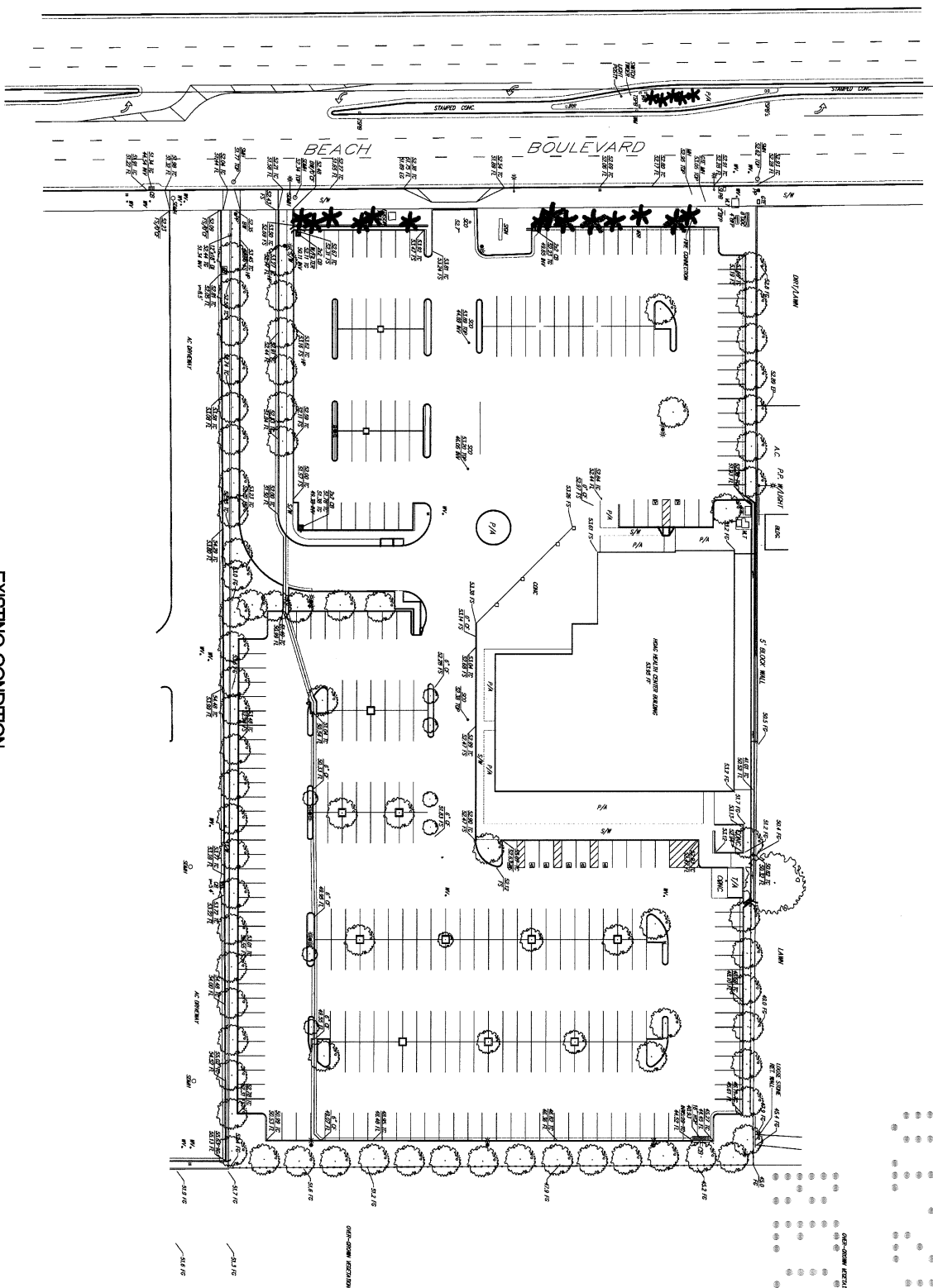
ATTACHMENT NO. 2.1

EXISTING CONDITION

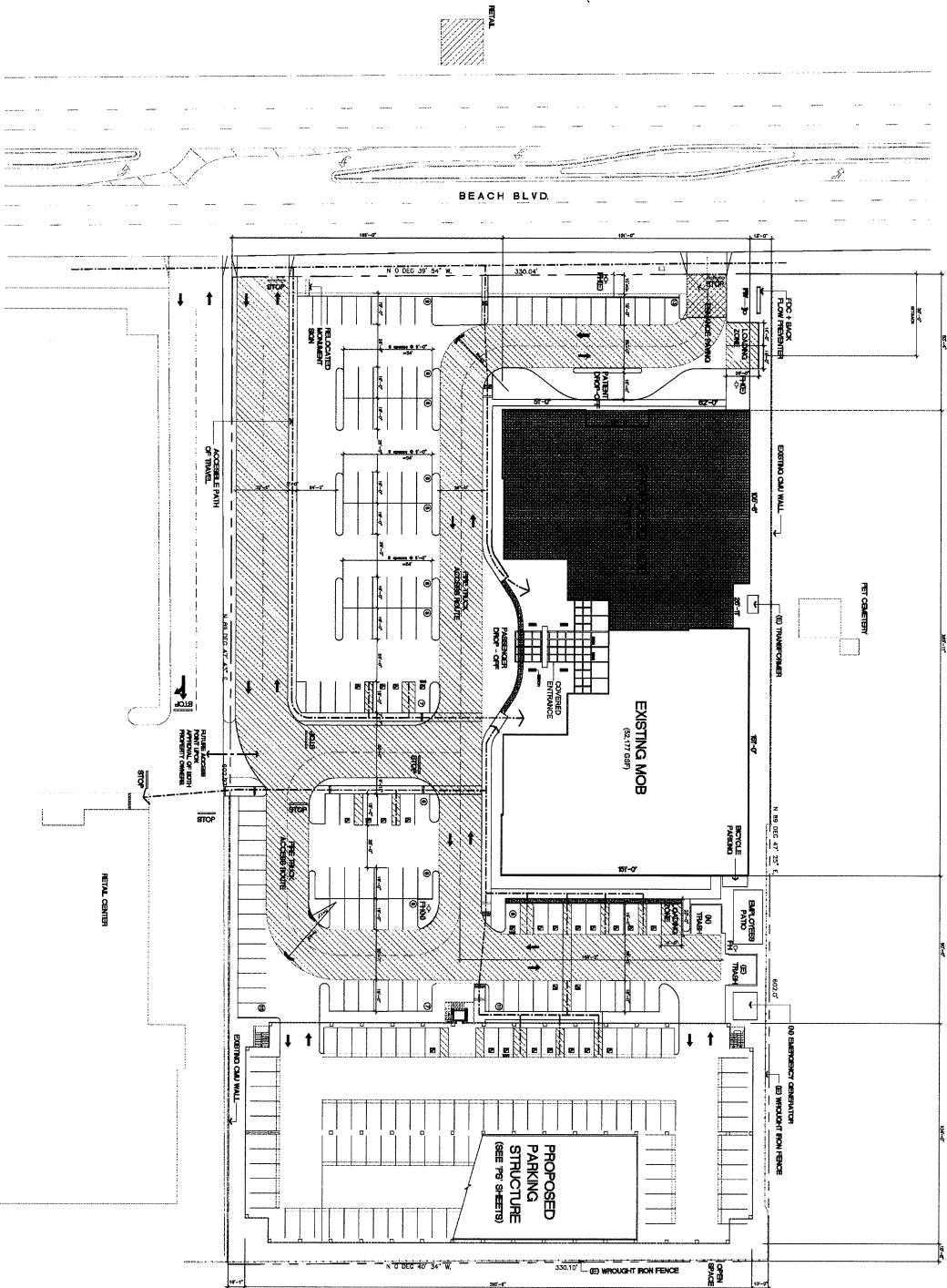
**HOAG HEALTH CENTER
HUNTINGTON BEACH, CALIFORNIA**

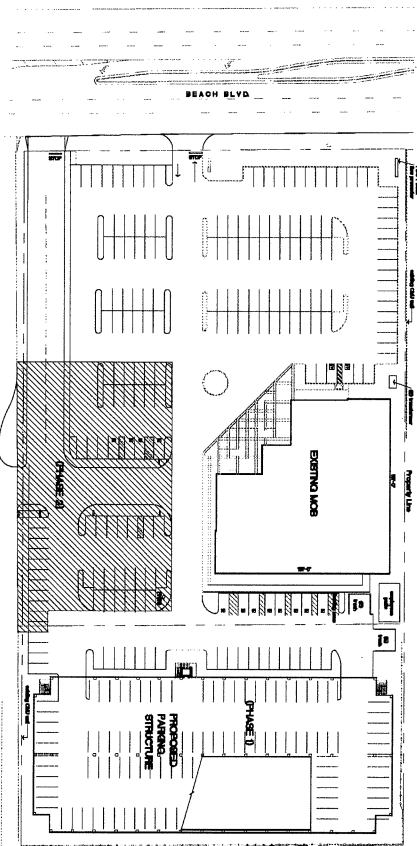
May 2008

A-1

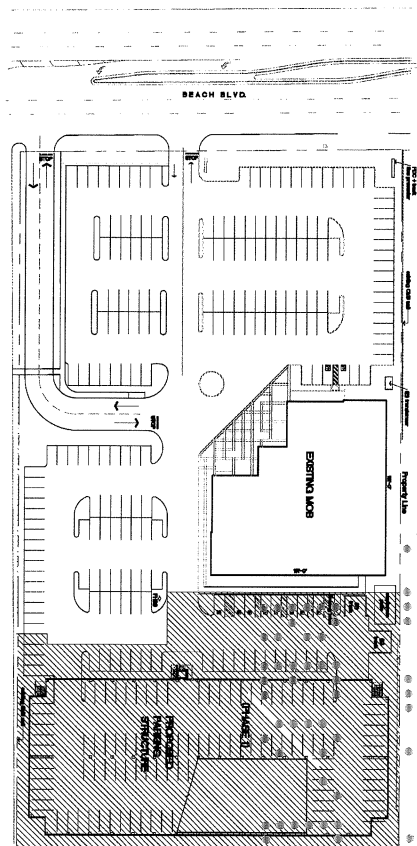


ATTACHMENT NO. 2.2

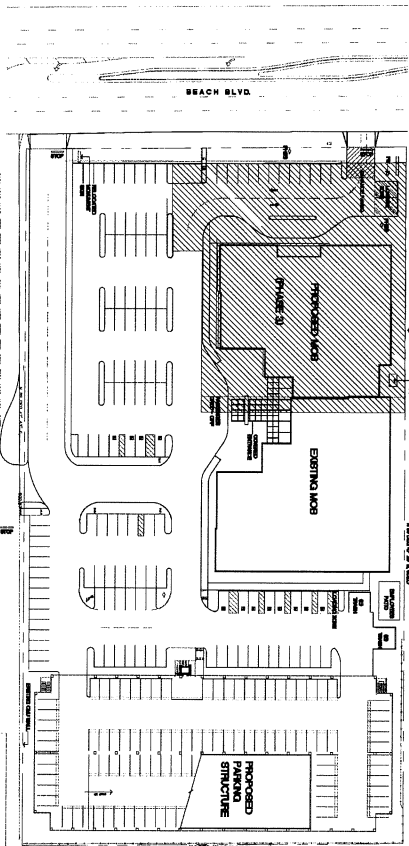
[illegible]



ON - SITE PARKING STRUCTURE 405
 ON - SITE SURFACE PARKING 100
 FOR 50,000 SF 65



ON - SITE PARKING SPACES 30
 OFF - SITE LEASED PARKING 100
 FOR 50,000 SF 20



ON - SITE PARKING STRUCTURE 405
 ON - SITE SURFACE PARKING 100
 FOR 50,000 SF 50

PHASING PLAN

HOAG HEALTH CENTER
 HUNTINGTON BEACH, CALIFORNIA

A-3

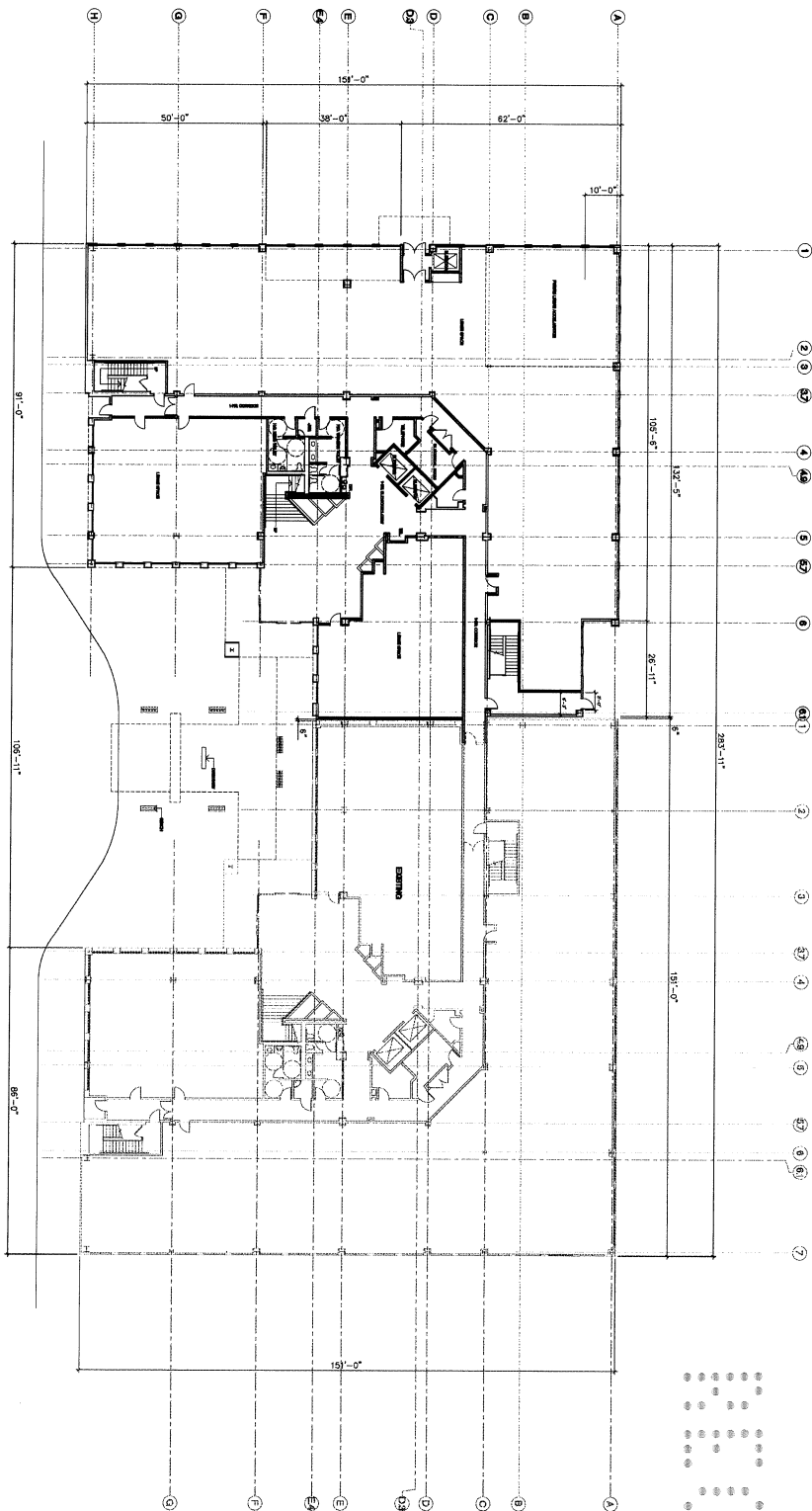
July 2008

WBSA
 4860 BARRANCA PARK
 SUITE 203
 HUNTINGTON BEACH, CA 92648
 TEL: 949.952.2081

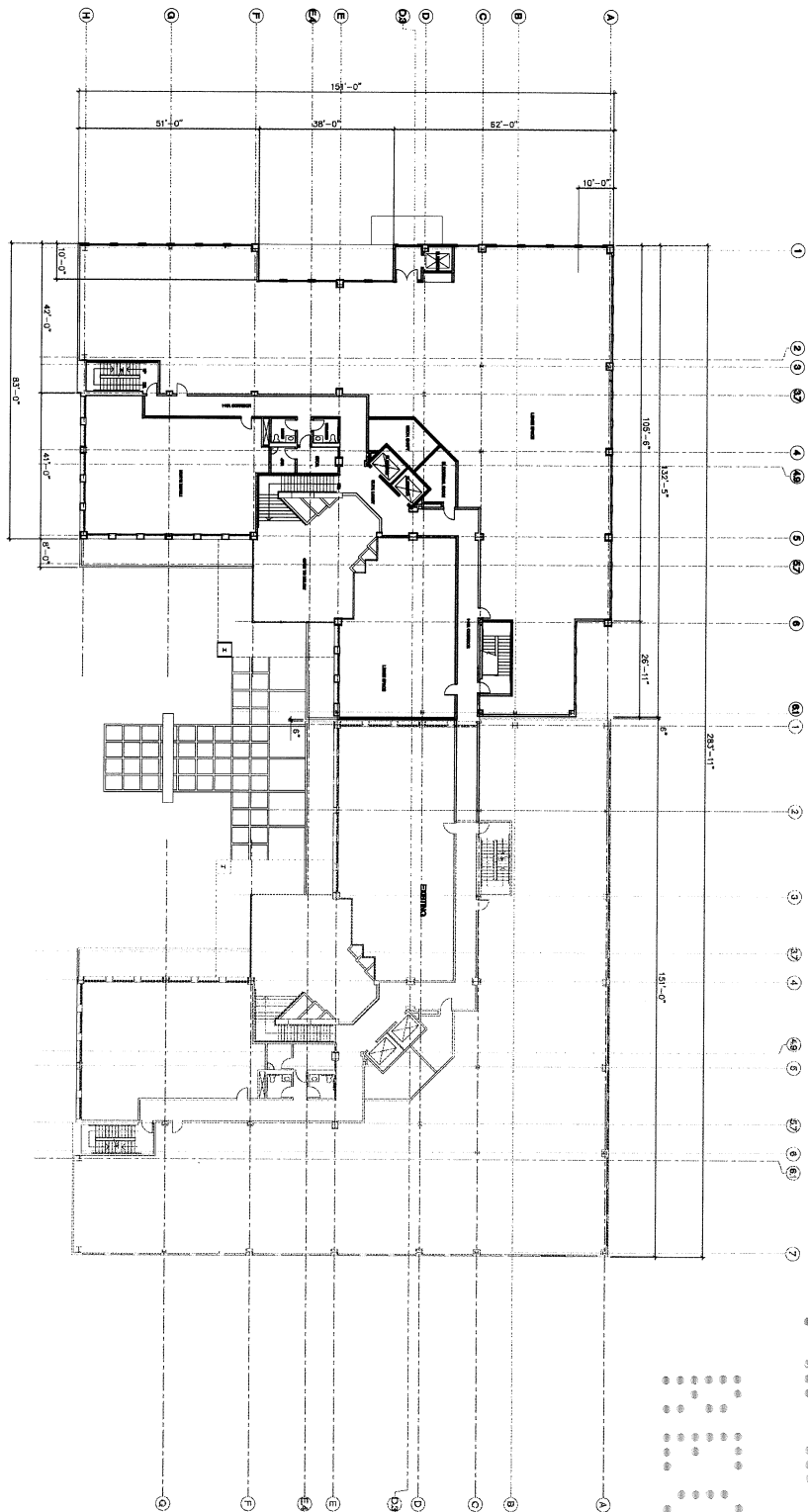


FIRST FLOOR PLAN

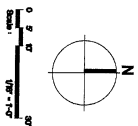
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 July 2008



SECOND FLOOR PLAN
HOAG HEALTH CENTER
 HUNTINGTON BEACH, CALIFORNIA



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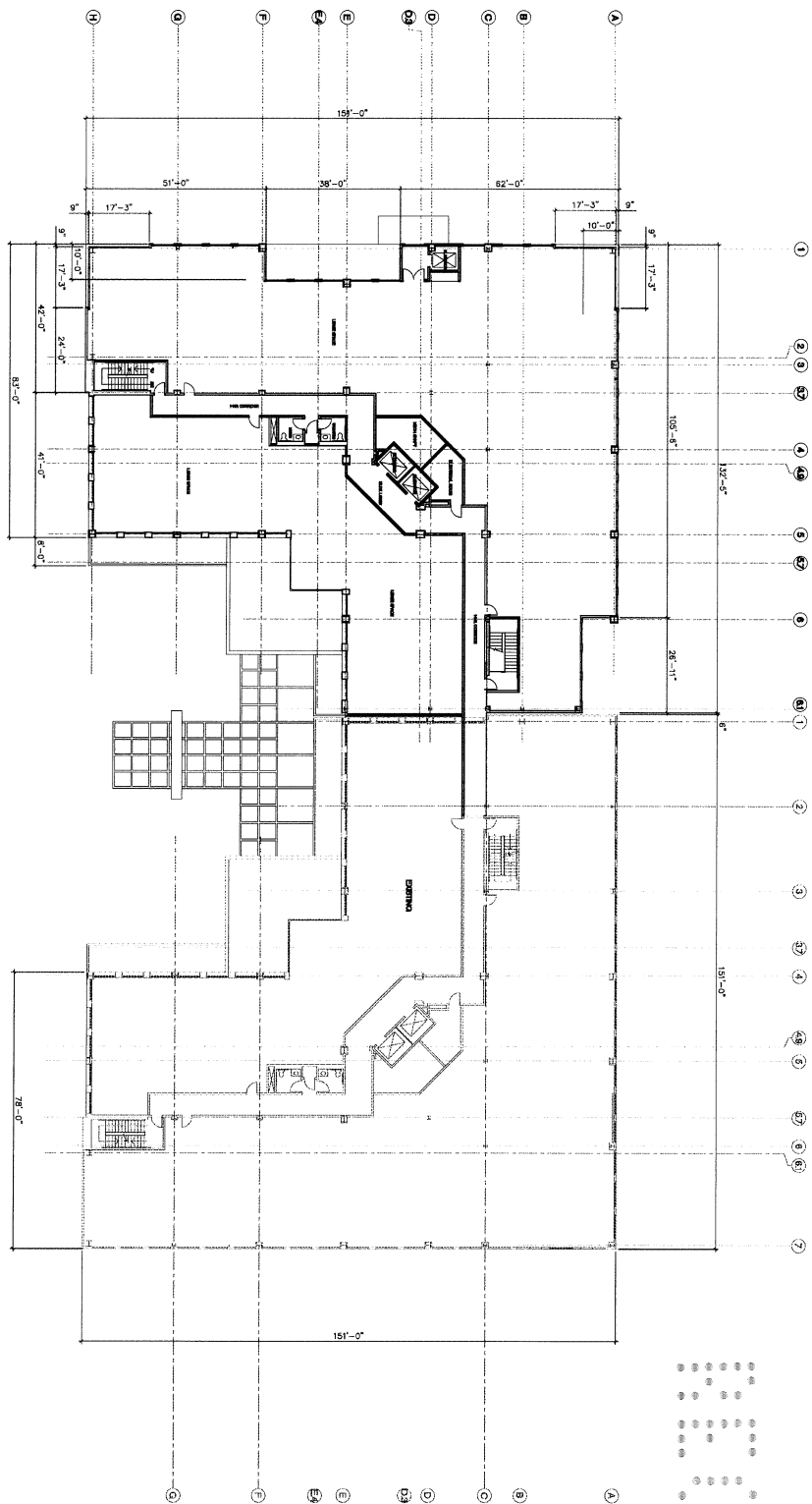
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 July 2008



THIRD FLOOR PLAN

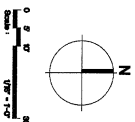
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July 2008



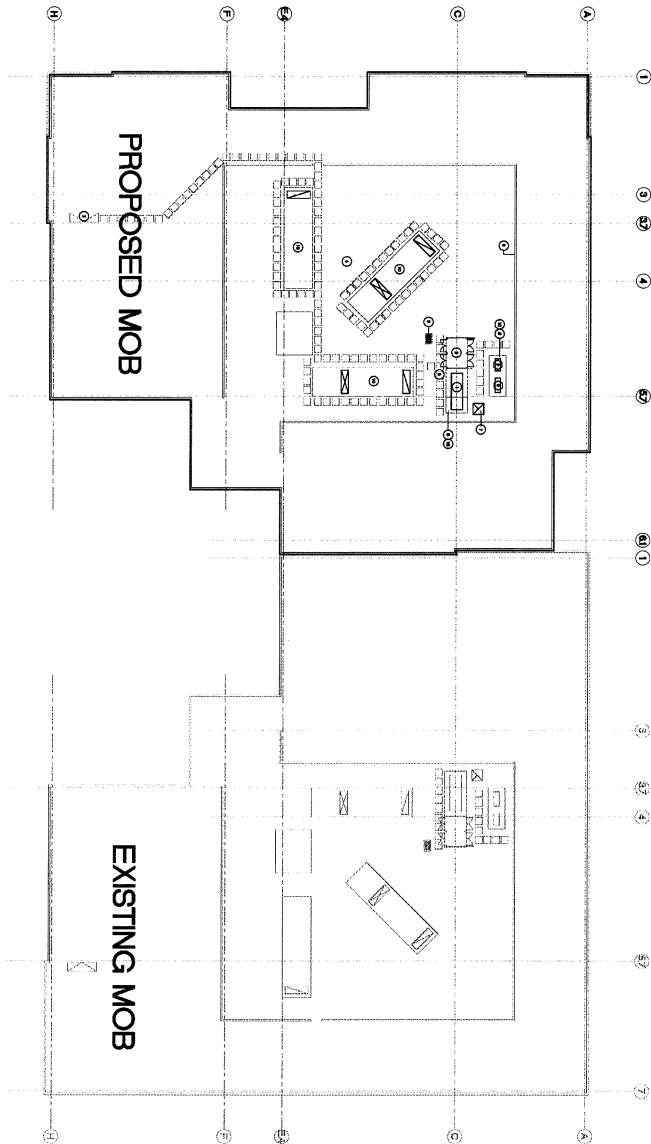
ROOF PLAN

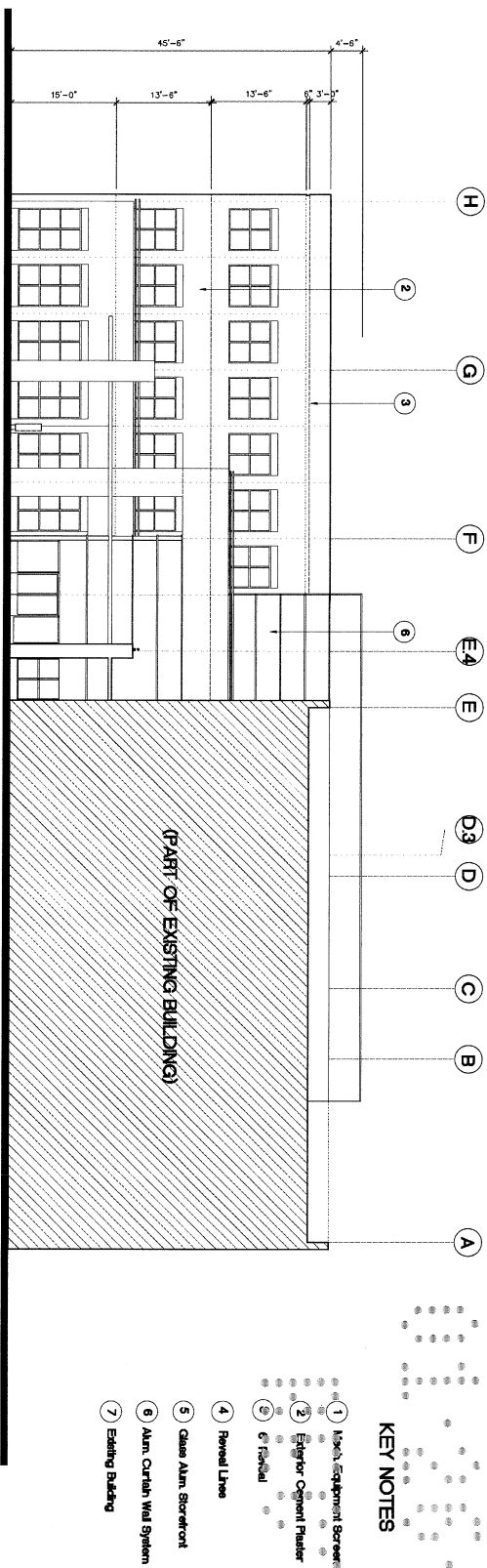
- LEGEND:
- CHILLER
 - AIR COMPRESSOR
 - ROOF HATCH
 - CLASS "X" RATING BUILT-UP GRAVEL
 - TRAPIC PAUS (TYPICAL)
 - EQUIPMENT SCREEN
 - DUCT PENETRATION
 - EQUIPMENT PAD
 - CONDENSING UNIT
 - AIR HANDLING UNIT



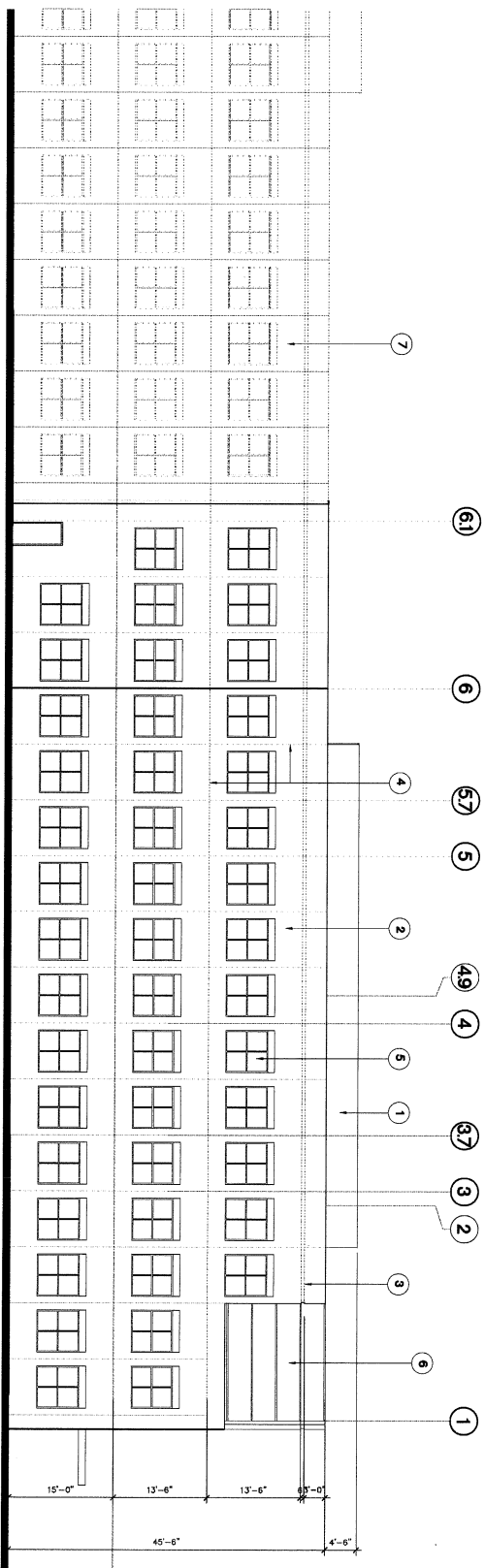
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July 2008





EAST ELEVATION

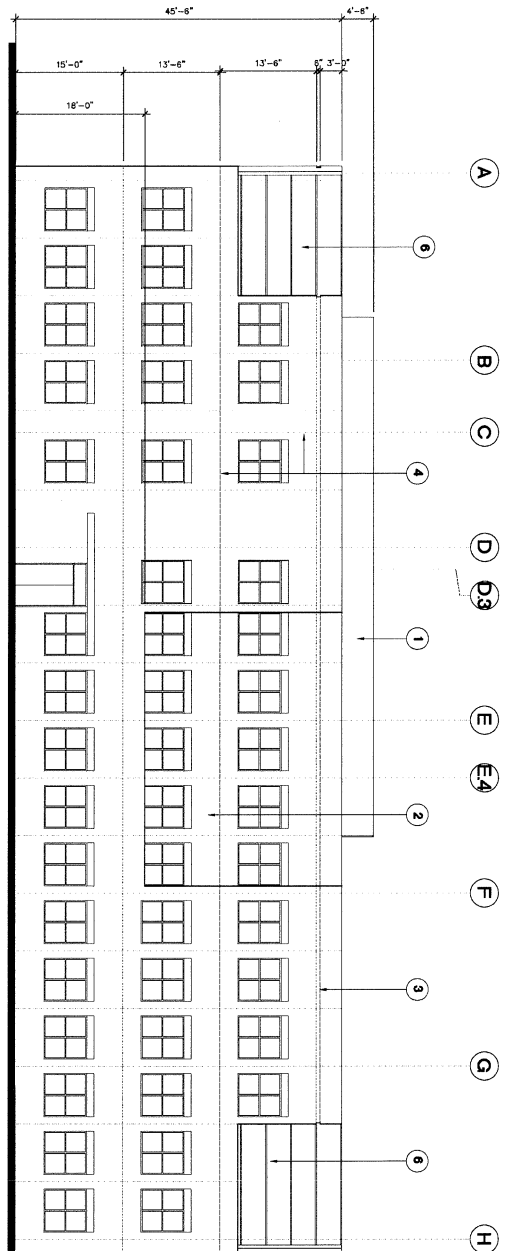


NORTH ELEVATION

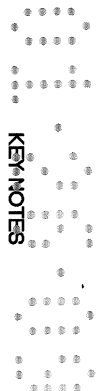
Scale 1/8" = 1'-0"

A-8

July 2008

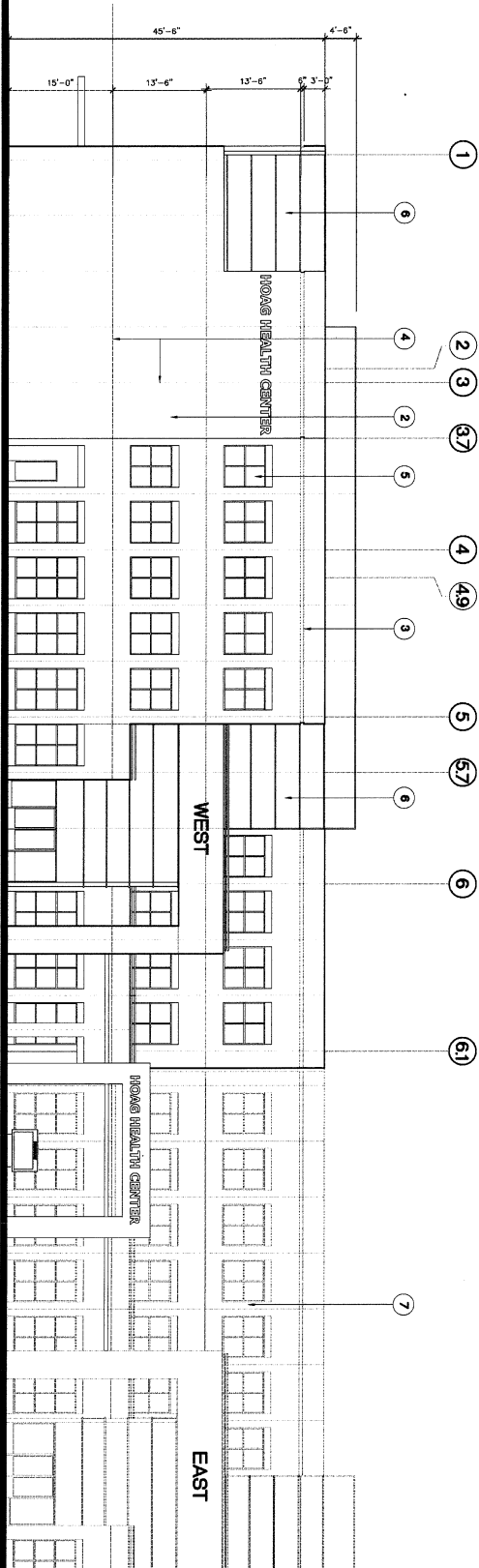


WEST ELEVATION



KEY NOTES

- 1 Mech. Equipment Screen
- 2 Exterior Corner Flasher
- 3 5" Reveal
- 4 Reveal Lines
- 5 Glass Alum. Storefront
- 6 Alum. Curtain Wall System
- 7 Existing Building



SOUTH ELEVATION

Scale 1/8" = 1'-0"

A-9

March 21, 2008

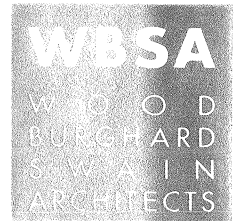
City of Huntington Beach
Planning Department

Re: 19582 Beach Blvd.
CUP / Environmental Review
Written Narrative

03-28-08
REC'D

City of Huntington Beach

MAR 28 2008



The following is a narrative of the proposed medical office and parking garage addition at the above referenced site.

Proposal

Hoag Memorial Hospital Presbyterian wishes to expand the existing medical office and specialty clinic services at their Huntington Beach facility. The need for quality medical offices and clinical offices exceeds the availability of space in the immediate vicinity of the current site. In order to accommodate the expanded office and clinical space, a parking structure will be required to support the additional parking needs.

Existing Site Conditions / Uses

The project is located at 19582 Beach Blvd. The site is adjacent to a pet cemetery on the North, a retail shopping center on the South, open space on the East and retail on the West side of Beach Boulevard.

The 4.56 acre site is relatively flat, with a gentle slope toward the easterly portion of the site. The site is currently used for medical office and specialty medical office uses. The existing building is approximately 52,177 gross square feet on three levels with surface parking. The building was original constructed around 1992.

Current hours of operation are 8 AM to 5 PM, Monday through Friday and 8 AM to 12 Noon on Saturday. There are approximately 100 employees including physician, nursing and administrative staff.

Proposed Use

The proposed use will be similar to the existing uses currently on site. Hoag Memorial Hospital proposes to construction another approximately 46,000 gross square feet of medical offices to be used for general medical office, primary and specialty care clinics including an ambulatory surgery center and radiographic imaging suite.

Proposed hours of operation are 7 AM to 5 PM, Monday through Friday and 7 AM to 12 Noon on Saturday. There will be approximately 200 employees including physician, nursing and administrative staff when the addition is complete.

4850 Barranca Pkwy.
Suite 203
Irvine, CA. 92604
tel. 949•552•2061
fax 949•552•9442

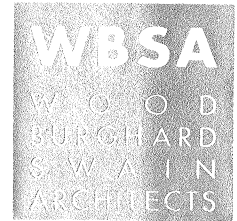
ATTACHMENT NO. 31

Re: 19582 Beach Blvd.
CUP / Environmental Review
Written Narrative
March 21, 2008
Page Two

03-27-08
REC'D

City of Huntington Beach

MAR 28 2008



Phasing

The project will be constructed in two phases:

Phase 1 will consist of the constructing the new parking garage. During this time, there will be insufficient on-site parking to support the existing medical office building. The owner will contract with the neighboring retail center for the staff parking spaces needed during this time. Staff will be transported via a shuttle on and off site.

Phase 2 will consist of constructing the new medical office building and the remaining portion of the site development. During this phase, there is more than adequate parking to support the existing medical office building for staff and patients.

Justification

As the cost of constructing hospitals increases and the ability to perform medical procedures in an outpatient environment increases, the demand for quality clinic office spaces at a more affordable cost also increases.

Specialty clinical facilities require a higher level of construction type than is available in other buildings in the immediate area. In order to accommodate these specialty services, Hoag proposes to construct a building that will meet the higher construction standards.

The medical office building addition and parking garage will be approximately the same size, color, shape and have the same architectural features as the existing building. The architectural character and structure will be similar and have a seamless architectural vernacular and character while complying with the current design guidelines.

Should you require additional information, please contact me anytime.

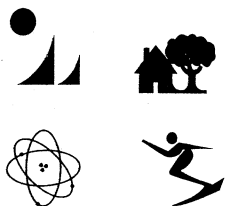
Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Wood', is written over a horizontal line.

J.F. "Rick" Wood, AIA

enclosures

ATTACHMENT NO. 3.2



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

May 28, 2008

Rick Wood, WBSA
4850 Barranca Parkway, Suite 203
Irvine, CA 92604

**SUBJECT: CONDITIONAL USE PERMIT NO. 2008-015, DESIGN REVIEW NO. 2008-014,
ENVIRONMENTAL ASSESSMENT NO. 2008-005 (19582 BEACH BLVD.)
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Wood,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or site conditions change, the list may also change.

The attached project implementation code requirements may be appealed to the Planning Commission as a matter separate from the associated entitlement(s) within ten calendar days of the approval of the project pursuant to the Huntington Beach Zoning and Subdivision Ordinance Section 248.24. The appeal fee is \$494.00.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-374-1682 or at rtalleh@surfcity-hb.org and/or the respective source department (contact person below).

Sincerely,

Rami Talleh,
Senior Planner

Enclosure

cc: Gerald Caraig, Building and Safety Department – 714-374-1575
Lee Caldwell, Fire Department – 714-536-5531
Steve Bogart, Public Works – 714-536-1692
Herb Fauland, Planning Manager
Jason Kelley, Planning Department
~~Hoag Memorial Hospital, One Hoag Drive, P.O. Box 6100, Newport Beach, CA 92650~~
Kevin Leonard, HealthWest Realty Advisors, Inc, 4299 MacArthur Blvd, Suite 105, Newport Beach, CA 92660
Project File

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**HUNTINGTON BEACH
DEPARTMENT OF BUILDING & SAFETY
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

DATE: 4/17/2008
PROJECT NAME: HOAG HEALTH CENTER EXPANSION
PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2008-0066
ENTITLEMENTS: ENVIRONMENTAL ASSESSMENT NO. 2008-005, CONDITIONAL USE PERMIT NO. 2008-15 AND DESIGN REVIEW NO. 2008-14
DATE OF PLANS: MARCH 28, 2008
PROJECT LOCATION: 19582 BEACH BLVD. (EAST SIDE OF BEACH BLVD., SOUTH OF YORKTOWN AVENUE AVE.)
PLAN REVIEWER: ERIC HAGHANI, PLAN CHECK ENGINEER
TELEPHONE/E-MAIL: (714)374-1589 / ehaghani@surfcity-hb.org
PROJECT DESCRIPTION: TO PERMIT THE CONSTRUCTION OF A NEW 4-LEVEL PARKING GARAGE AND 46,000 SQUARE FOOT MEDICAL OFFICE BUILDING EXPANSION.

The following is a list of code requirements deemed applicable to the proposed project based on plans received as stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. This list is not intended to be a full and complete list and serves only to highlight possible building code issues on the proposed preliminary plans. Electrical, plumbing, and mechanical items are not included in this review. If you have any questions regarding these comments, please contact the plan reviewer.

I. SPECIAL CONDITIONS:

1. None

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the 2007 California Building Code, 2007 California Mechanical Code, 2007 California Plumbing Code, 2007 California Electrical Code, 2005 California Energy Code and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. Disabled access parking spaces shall comply with CBC Section 1129B.
3. Soils report required for this project per CBC Section 1802.
4. Clarify if OSHPD 3 Clinic Certification is sought.



HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 18, 2008

PROJECT NAME: HOAG HEALTH CENTER EXPANSION AND PARKING STRUCTURE

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2008-0066

ENTITLEMENTS: ENVIRONMENTAL ASSESSMENT NO. 2008-005, CONDITIONAL USE PERMIT NO. 2008-15 AND DESIGN REVIEW NO. 2008-14

DATE OF PLANS: MARCH 28, 2008

PROJECT LOCATION: 19582 BEACH BLVD. (EAST SIDE OF BEACH BLVD., SOUTH OF YORKTOWN AVENUE AVE.)

PLANNER: RAMI TALLEH, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1682/ rtalleh@surfcity-hb.org

PLAN REVIEWER-FIRE: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST

TELEPHONE/E-MAIL: (714) 536-5531/ lcaldwell@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT THE CONSTRUCTION OF A NEW 4-LEVEL PARKING GARAGE AND 46,000 SQUARE FOOT MEDICAL OFFICE BUILDING EXPANSION.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated April, 2008. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST.

NOTE: An abandoned oil well may be located within 100 feet of the footprint of the proposed structure. Exact location is unknown at this time.

PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF A BUILDING PERMIT, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

- a. **"Phase 1 Environmental Study"** is required. Submit report to the Fire Department for review per City Specification # 431-92 Soil Clean-Up Standards. Based on site characteristics, identified former uses, suspected soil contamination, proximity to a producing/abandoned oil well, or Phase I,II, or III Site Audit, soil testing may be required. If contamination is identified, provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach City Specification # 431-

ATTACHMENT NO. 4.3

92, Soil Cleanup Standard. All soil must conform to City Specification # 431-92 Soil Clean-Up Standards. (FD)

- b. **DOGGR "CONSTRUCTION SITE REVIEW" has been received by the City of Huntington Beach for this project.** A California Division of Oil, Gas & Geothermal Resources (DOGGR – 714-816-6847), *Site Plan Review* was required for this project and has been completed for this project as-required.

NOTE: The City of Huntington Beach Fire Department is in disagreement with the California Division of Oil, Gas & Geothermal Resources "Construction Site Review" (prepared by Mel Saw) findings that: : "Our records do not show any abandoned wells located within or in close proximity to the project site".

DOGGR Map 134, dated May 1st, 1993, portrays an abandoned oil well, "Newland # 1", located roughly 330 feet south of Yorktown, and 270 feet east of Beach Blvd. This location is on or in close proximity to the property in question and contradicts the DOGGR statement that: "Our records do not show any abandoned wells located within or in close proximity to the project site".

A magnetic survey was conducted on the site and did not locate a well in this location. However, this survey was not able to account for the footprint of the existing building or the property to the north which is currently occupied by a pet cemetery. A conversation with the DOGGR indicated that they do not believe the abandoned well is located on the subject property, but is located on the Pet Cemetery property to the north.

It should also be noted that an object was located to the southwest of this location which the magnetic survey indicated may be an abandoned oil well. This location is outside of the 100 foot radius the City uses to determine requirements. DOGGR indicated that they do not believe it is a well due to the unusual proximity to Beach Blvd and the southerly location and have no requirements for this location at this time.

Conclusion: The property in-question or area around the property has not been demonstrated to be free of any abandoned wells. Due to the uncertainty of the location of this well, a methane barrier and sub-slab vent system will be required by the City of Huntington Beach for the medical building in this project.

If this well is located during site preparation, grading or construction, the Fire Department and the DOGGR shall be immediately notified and the Construction Site Review amended.

Wells identified in the Site Review not meeting current DOGGR requirements may require re-abandonment. If required, the following permits shall be obtained and submitted:

- From the Division of Oil, Gas & Geothermal Resources (DOGGR – (714) 816-6847), provide a *Permit to Conduct Well Operations* for all on-site active/abandoned oil wells.

- Obtain a Huntington Beach Fire Department *Permit to Abandon Oil Well* and follow the requirements of *City Specification #422, Oil Well Abandonment Permit Process*. Reference compliance with *City Specification #422, Oil Well Abandonment Permit Process* in the plan notes.

- c. **CITY SPECIFICATION # 431-92 SOIL CLEAN-UP STANDARD testing is required.** Based on site characteristics, suspected soil contamination, proximity to a producing/abandoned oil well, or Phase I, II, or III Site Audit, soil testing conforming to City Specification # 431-92 Soil Clean-Up Standards is required.

All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards prior to the issuance of a building permit. Building plans shall reference that "All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards" in the plan notes.

Imported soil shall be sampled at 1 sample per 1000 cubic yards of imported fill (prior to import).

Note: Grading Plans must be approved by the Fire Department prior to issuance of a Public Works grading permit. Standard Fire Department notes are required to be on the plans on oil industry impacted sites. Soil testing results must be submitted, and approved by the Fire Department prior to issuance of a building permit. **(FD)**

- d. **"Remediation Action Plan"** If contamination is identified, provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach *City Specification #431-92, Soil Cleanup Standard*. Upon remediation action plan approval, a rough grading permit may be issued. **(FD)**
- e. **Discovery of soil contamination/pipelines**, etc., must be reported to the Fire Department immediately and an approved remedial work plan submitted. **(FD)**
- f. **Methane Mitigation District Requirements.** The proposed construction is within the City of Huntington Beach Methane Mitigation District.

The property in-question or area around the property has not been demonstrated to be free of any abandoned wells. Due to the uncertainty of the location of this well, a methane barrier and sub-slab vent system will be required by the City of Huntington Beach for this project.

The following City Specification is applicable and the grading, building, and methane plans must reference that: **"A sub-slab methane barrier and vent system will be installed per City Specification # 429, Methane District Building Permit Requirements"** prior to plan approval. Methane safety measures shall be detailed on a separate sheet titled "METHANE PLAN" and three copies submitted to the Fire

Department for approval. For grading or building plan approval, reference compliance with *City Specification #429* in the building plan notes. **(FD)**

- g. **Fire Access Roads** shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Driving area shall be capable of supporting a fire apparatus (72,000 lbs and 12,000 lb point load). Minimum fire access road width is twenty-four feet (24') wide, with thirteen feet six inches (13' 6") vertical clearance. Fire access roads fronting commercial buildings shall be a minimum width of twenty-six feet (26') wide, with thirteen feet six inches (13' 6") vertical clearance. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**
- h. **Fire Access Road Turns and Corners** shall be designed with a minimum inner radius of seventeen feet (17') and a minimum outer radius of forty five feet (45') per City Specification # 401 *Minimum Standards for Fire Apparatus Access*. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**
- i. **Fire Lanes**, as determined by the Fire Department, shall be posted, marked, and maintained per City Specification #415, *Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties*. The site plan shall clearly identify all red fire lane curbs, both in location and length of run. The location of fire lane signs shall be depicted. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**
- j. **Fire Alarm System** is required. For Fire Department approval, shop drawings shall be submitted to the Fire Department as separate plans for permits and approval. For Fire Department approval, reference and demonstrate compliance with *UBC 305.9* on the plans. A C-10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. **(FD)**
- k. **Automatic Fire Sprinklers** are required. Automatic fire sprinkler system required for fire areas over 5,000 square feet or buildings over 10,000 square feet. Separate plans (three sets) shall be submitted to the Building Department for permits and Fire Department approval. The system shall provide water flow, tamper and trouble alarms, manual pull stations, interior and exterior horns and strobes.

Modification, additions, or deletions to an existing automatic fire sprinkler system or fire alarm system shall require that separate plans (three sets) shall be submitted to the Building Department for permits and Fire Department approval. Any extended interruption of the fire sprinkler system operation will require a "fire watch", approved by the Fire Department. Reference compliance with City Specification # 420 - Automatic Fire Sprinkler Systems and NFPA 13 in the plan notes.

Automatic fire sprinkler systems must be maintained operational at all times, with maintenance inspections performed quarterly and the system serviced every five years by a state licensed C-16 Fire Protection Contractor.

For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with City Specification # 420 - Automatic Fire Sprinkler Systems in the plan notes. **(FD)**

- l. **Fire Department Connections (FDC)** to the automatic fire sprinkler systems shall be located to the front of the building, at least 25 feet from and no farther than 150 feet of a properly rated fire hydrant. **(FD)**
- m. **Commercial Fire Sprinkler Systems Supply** shall be from a dedicated fire water service installed per Fire Department, Public Works, and Water Division Standards. The dedicated fire water service connection shall be a minimum of four inches (4") in size. Depending on fire sprinkler system demands, larger water service may be required. Separate plans shall be submitted to the Public Works Department for approval and permits, and must be completed prior to issuance of a grading permit. The dedicated fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. Contact Huntington Beach Public Works Department (714-536-5431) for offsite water improvement requirements. **(FD)**
- n. **Fire Service Piping (FSP)** Application for permit shall be made for on-site Fire Service Piping (FSP), including but not limited to, private fire service mains and underground sprinkler laterals. Maximum allowed velocity of fire flow in supply piping is 12 fps. Additionally, application for permit shall be made for fire protections systems (sprinklers, alarms, chemical, fire pumps, etc.) as applicable.

Permits may be obtained at the City of Huntington Beach Department Fire Department by completing a Fire Permit Form (available at Fire Administration) and submitting such plans and specifications as required by the bureau of fire prevention. A permit constitutes permission to begin work in accordance with approved plans and specifications. The permit fee includes plan checking and inspections by an authorized fire prevention inspector. Development reviews/approvals by the bureau of fire prevention during planning do not constitute approval to perform FSP or fire protection system work, unless otherwise noted. **(FD)**

- o. **Connection to the Public Water Supply** - Separate plans shall be submitted to the Public Works Department detailing the connection, piping, valves and back-flow prevention assembly (DDCA) for approval and permits. Approval by Public Works and the Fire Department must be completed prior to issuance of a grading permit. The dedicated private fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. **(FD)**

- p. **Class 1 Standpipes** (2 ½" NFH connections at each floor) are required at each stairway in the parking structure. For Fire Department approval, reference and portray Class 1 standpipes at each stairway in the plan notes. (FD)
- q. **Trash Dumpsters** or containers with an individual capacity of 1.5 cubic yards (40.5 cubic feet) or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved fire sprinkler system. HBFC 1103.2.2 For Fire Department approval, reference and demonstrate compliance with HBFC 1103.2.2 (FD)
- r. **Private Fire Hydrants** are required. Hydrants must be portrayed on the site plan. Hydrants shall be installed/ in service **before** combustible construction begins. Fire hydrants shall not be pressurized by Fire Department Connections to the sprinkler system. The system design shall ensure that recirculation of pressurized water from the hydrant, thru the FDC and back through the sprinkler system supply to the hydrant does not occur. Installation of the private fire service main, including fire department connections, shall meet NFPA 13 and 24, 2002 Edition requirements. Maximum allowed velocity of fire flow in supply piping is 12 fps. The maintenance of private fire hydrants is the responsibility of the facility association. Shop drawings shall be submitted to and approved by the Fire Department. For Fire Department approval, portray the fire hydrants and reference compliance with City Specification #407 Fire Hydrant Installation Standards in the plan notes. (FD)
- s. **Fire Service Piping (FSP)** Application for permit shall be made for on-site Fire Service Piping (FSP), including but not limited to, private fire service mains and underground sprinkler laterals. Maximum allowed velocity of fire flow in supply piping is 12 fps. Additionally, application for permit shall be made for fire protections systems (sprinklers, alarms, chemical, fire pumps, etc.) as applicable.

Permits may be obtained at the City of Huntington Beach Department Fire Department by completing a Fire Permit Form (available at Fire Administration) and submitting such plans and specifications as required by the bureau of fire prevention. A permit constitutes permission to begin work in accordance with approved plans and specifications. The permit fee includes plan checking and inspections by an authorized fire prevention inspector. Development reviews/approvals by the bureau of fire prevention during planning do not constitute approval to perform FSP or fire protection system work, unless otherwise noted. (FD)

- t. **Connection to the Public Water Supply** - Separate plans shall be submitted to the Public Works Department detailing the connection, piping, valves and back-flow prevention assembly (DDCA) for approval and permits. Approval by Public Works and the Fire Department must be completed prior to issuance of a grading permit. The dedicated private fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. (FD)

- u. **Fire Extinguishers** shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in City Specification #424. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. For Fire Department approval, reference and demonstrate compliance with City Specification #424 – *Portable Fire Extinguishers* on the plans. **(FD)**
- v. **Elevators** shall be sized to accommodate an ambulance gurney. Minimum interior dimensions are 7 feet (84") wide by 4 feet 3 inches (51") deep. Minimum door opening dimensions are 3 feet 6 inches (42") wide right or left side opening. Center opening doors require a 4 feet 6 inches (54") width. For Fire Department approval, reference and demonstrate compliance on the building plans. **(FD)**
- w. **Main Secured Building Entries** shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the building plan notes. **(FD)**
- x. **Fire Sprinkler System Controls** access shall be provided, utilizing a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. The approximate location of the system controls shall be noted on the plans. Reference compliance in the plan notes. **(FD)**
- y. **Secured Vehicle Entries** shall utilize KNOX® activated access switches (Knox switches for automated gates, Knox padlocks for manual gates), and comply with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Reference compliance in the plan notes. **(FD)**
- z. **Secondary Emergency Access Gates** serving courtyards, paseos, and all project pool or spa areas must be secured with **KNOX® Fire Department Access Key Box** in addition to association or facility locks (if any). For Fire Department approval, reference compliance with *City Specification # 403 Fire Access for Pedestrian or Vehicular Security Gates & Buildings* in the plan notes. **(FD)**
- aa. **Building Address Numbers** shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on front of the structure and shall be a minimum of six inches (6") high with one and one half inch (1 ½") brush stroke. Note: Units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. Unit address numbers shall be a minimum of four inches (4") affixed to the units front door in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification in the plan notes and portray the address location on the building. **(FD)**

bb. **GIS Mapping Information** shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:

- Site plot plan showing the building footprint.
- Specify the type of use for the building
- Location of electrical, gas, water, sprinkler system shut-offs.
- Fire Sprinkler Connections (FDC) if any.
- Knox Access locations for doors, gates, and vehicle access.
- Street name and address.

Final site plot plan shall be submitted in the following digital format and shall include the following:

- Submittal media shall be via CD rom to the Fire Department.
- Shall be in accordance with County of Orange Ordinance 3809.
- File format shall be in .shp, AutoCAD, AUTOCAD MAP (latest possible release) drawing file - .DWG (preferred) or Drawing Interchange File - .DXF.
- Data should be in NAD83 State Plane, Zone 6, Feet Lambert Conformal Conic Projection.
- Separate drawing file for each individual sheet.
In compliance with Huntington Beach Standard Sheets, drawing names, pen colors, and layering convention. and conform to *City of Huntington Beach Specification # 409 – Street Naming and Addressing*.

For Fire Department approval, reference compliance with *GIS Mapping Information* in the building plan notes. **(FD)**

cc. **Medical Gas Plan.** If fixed medical gas systems are utilized, plans (three sets) shall be submitted to the Fire Department as separate plans for permits and approval. Plan shall portray each type of gas, quantity in use, quantity stored on-site, container type and configuration of use or storage, valves, emergency shut-off(s) and locations, type of piping and facility layout, controls, and final use. Compressed gas systems shall be suitable for the use intended and shall be designed by persons competent in such design. System shall conform to CFC Article 74 and NFPA 99. Fire Department Permit required for oxidizers (oxygen) over 504 cubic feet. . For Fire Department approval, reference a separate submittal of a medical gas plan in the building plan notes. **(FD)**

dd. **Hazardous Materials Disclosure.** Contact the Huntington Beach Fire Department Hazardous Materials Division (714-536-5676) regarding:

- Disclosure of on-site chemicals. Detail volume and types of materials.
- Compliance with HBFD Fire Code Article 80 – Hazardous Materials.
- Compliance with HBFD Fire Code Article 64 – Stationary Lead-Acid Battery Systems.
- Request information for the proper NFPA 704 signage and postage requirements. **(FD)**

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with HBFC Chapter 14, Fire Safety During Construction And Demolition. **(FD)**

OTHER:

- a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**
- b. Outside City Consultants. The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. **(FD)**

Fire Department City Specifications may be obtained at:
Huntington Beach Fire Department Administrative Office
City Hall 2000 Main Street, 5th floor
Huntington Beach, CA 92648

Or through the City's website at **www.surfcity-hb.org**

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.

S:\Prevention\1-Development\1-Planning Department - Planning Applications, CUP's\2008 CUP's\Beach 19582 Hoag Health Center and Parking Structure - (former DAT 10-4-07) 2nd review 4-18-08 LC.doc



HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MAY 15, 2008
PROJECT NAME: HOAG HEALTH CENTER EXPANSION
ENTITLEMENTS: ENVIRONMENTAL ASSESSMENT NO. 2008-005, CONDITIONAL USE
PERMIT NO. 2008-15 AND DESIGN REVIEW NO. 2008-14
PLNG APPLICATION NO: 2008-0066
DATE OF PLANS: MARCH 28, 2008
PROJECT LOCATION: 19582 BEACH BLVD, HUNTINGTON BEACH
PROJECT PLANNER: RAMI TALLEH, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: (714) 374-1682 / RTALLEH@SURFCITY-HB.ORG
PLAN REVIEWER: JAMES WAGNER, SENIOR CIVIL ENGINEER *JRW*
TELEPHONE/E-MAIL: 714-536-5467 / JWAGNER@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO PERMIT THE CONSTRUCTION OF A NEW 4-LEVEL PARKING GARAGE AND 46,000 SQUARE FOOT MEDICAL OFFICE BUILDING EXPANSION

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

Further Transportation Division comments will be provided upon the results of the traffic study currently in the process of being prepared.

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF A DEMOLITION PERMIT:**

ATTACHMENT NO. 4.12

1. Applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. (Resolution 4545)
 - a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF A GRADING PERMIT:**

1. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
 - a. A new sewer lateral shall be installed for the new Medical Office Building Expansion, connecting to the main in the street, per Public Works Standards. (ZSO 230.84)
 - b. A new domestic water service and meter shall be installed per Water Standards for the new Medical Office Building Expansion, and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). The domestic water service shall be a minimum of 2-inches in size. (ZSO 230.84)
 - c. A separate backflow protection device shall be installed per Water Division Standards for new domestic water service. (Resolution 5921 and Title 17)
 - d. A backflow protection device shall be constructed as close as practical to the point of connection to the City's water main located along Beach Blvd to convert the existing on-site public water system to a private water system.
 - e. Any additional on-site fire hydrant(s) and fire sprinkler system(s) required by the Fire Department shall be served from the existing or new dedicated private water system with backflow protection required at each point of connection to the City's water system. (ZSO 255.12A)
 - f. The Property Owner shall quitclaim any existing water line utility easement dedicated to the City of Huntington Beach.
2. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)
 - a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).
 - b. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)
 - c. Standard landscape code requirements apply. (ZSO 232)
3. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
4. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)

5. The Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree planting plan and approve in writing the selection and locations proposed for new trees and the protection measures and locations of existing trees to remain. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. (Resolution-4545)
6. A sewer study shall be prepared and submitted to Public Works for review and approval. A fourteen (14)-day or longer flow test data shall be included in the study. The sanitary sewer system shall be designed and constructed to serve the development, including any offsite improvements necessary to accommodate any increased flow associated with the project. The location and number of monitoring test sites, not to exceed three, to be determined by the Public Works Department. (ZSO 230.84/MC 14.36.010)
7. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements shall be submitted to the Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (DAMP)
8. A Project Water Quality Management Plan (WQMP) conforming to the City of Huntington Beach's Project WQMP Preparation Guidance Manual dated June 2006 and prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance and shall include the following:
 - a. Discusses regional or watershed programs (if applicable)
 - b. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas
 - c. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan (DAMP)
 - d. Incorporates Treatment Control BMPs as defined in the DAMP
 - e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs
 - f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs
 - g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs
 - h. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs
 - i. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to

applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:

- i) The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).
 - ii) The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.
 - j. The applicant shall return one CD media to Public Works for the project record file.
9. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2006. The WQMP shall be submitted with the first submittal of the Grading Plan.
 10. Existing or proposed trash enclosure(s) location, as approved by the City, shall be depicted on the grading plan. The area shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, and screened or walled to prevent off-site transport of trash. The trash enclosure area shall be covered or roofed with a solid, impervious material. Connection of trash area drains into the storm drain system is prohibited. If feasible, the trash enclosure area shall be connected into the sanitary sewer. (DAMP)
 11. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
 12. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)
 13. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.
 14. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING GRADING OPERATIONS:

1. An Encroachment Permit is required for all work within Caltrans' right-of-way.
2. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 5000 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)

3. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
4. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
5. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
6. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
7. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
8. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
9. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
10. Wind barriers shall be installed along the perimeter of the site. (DAMP)
11. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF A BUILDING PERMIT:**

1. A Precise Grading Permit shall be issued. (MC 17.05)
2. Traffic impact fees for commercial development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$154 per net new added daily trip is adjusted annually. This project is forecast to generate 1656 new daily trips for a total traffic impact fee of \$255,024.00. The rate is subject to an annual adjustment on December 1st. (MC 17.65)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL
INSPECTION OR OCCUPANCY:**

1. Complete all improvements as shown on the approved grading and landscape plans. (MC 17.05)
2. The current tree code requirements shall apply to this site. (ZSO 232)
 - a. Existing trees to remain on site shall not be disfigured or mutilated, (ZSO 232.04E), and,
 - b. General tree requirements, regarding quantities and sizes, (ZSO 232.08B and C).
3. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. (ZSO 232.04D)

4. Applicant shall provide City with CD media TIFF images (in City format) and CD (AutoCAD only) copy of complete City Approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the City Landscape Architect for permanent City record.
5. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
 - b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
 - c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - d. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
6. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf . (ZSO 240.06/ZSO 250.16)
7. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2500 square feet of landscaping and larger. (MC 14.52)



HUNTINGTON BEACH PLANNING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: May 8, 2008

PROJECT NAME: HOAG HEALTH CENTER EXPANSION

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2008-0066

ENTITLEMENTS: ENVIRONMENTAL ASSESSMENT NO. 2008-005, CONDITIONAL USE PERMIT NO. 2008-15 AND DESIGN REVIEW NO. 2008-14

DATE OF PLANS: MARCH 28, 2008

PROJECT LOCATION: 19582 BEACH BLVD. (EAST SIDE OF BEACH BLVD., SOUTH OF YORKTOWN AVENUE AVE.)

PLAN REVIEWER: RAMI TALLEH, SENIOR PLANNER

TELEPHONE/E-MAIL: (714) 374-1682/ rtalleh@hotmail.com

PROJECT DESCRIPTION: TO PERMIT THE CONSTRUCTION OF A NEW 4-LEVEL PARKING GARAGE AND 46,000 SQUARE FOOT MEDICAL OFFICE BUILDING EXPANSION.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

CONDITIONAL USE PERMIT NO. 2008-015:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design:
 - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code.
 - b. Depict all utility apparatus, such as but not limited to, back flow devices and Edison transformers on the site plan. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be prohibited in the front yard setback and shall be screened from view.
 - c. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration

ATTACHMENT NO. 4.18

equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s).

- d. Depict the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items on the site plan and elevations. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks.
 - e. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system.
(HBZSO 231.18(C))
 - f. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*.
2. Prior to submittal for building permits, zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
 3. Prior to issuance of building permits, the following shall be completed:
 - a. The subject property shall enter into irrevocable reciprocal driveway and parking easement between the subject site and adjacent southerly property. The location and width of the accessway shall be reviewed and approved by the Planning Department and Public Works Department. The subject property owner shall be responsible for making necessary improvements to implement the reciprocal driveway. The legal instrument shall be submitted to the Planning Department a minimum of 30 days prior to building permit issuance. The document shall be approved by the Planning Department and the City Attorney as to form and content and, when approved, shall be recorded in the Office of the County Recorder prior to final building permit approval. A copy of the recorded document shall be filed with the Planning Department for inclusion in the entitlement file prior to final building permit approval. The recorded agreement shall remain in effect in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.
 - b. An interim parking and building materials storage plan shall be submitted to the Planning Department to assure adequate parking and restroom facilities are available for employees, customers and contractors during the project's construction phase and that adjacent properties will not be impacted by their location. The plan shall also be reviewed and approved by the Fire Department and Public Works Department. The applicant shall obtain any necessary encroachment permits from the Department of Public Works.
 - c. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Planning Department Fee Schedule*).

4. The structure cannot be occupied, the final building permit cannot be approved, and utilities cannot be released until the following has been completed:
 - a. All improvements must be completed in accordance with approved plans, except as provided for by conditions of approval.
 - b. The applicant shall re-stripe the parking lot to conform to provisions of Chapter 231 of the Huntington Beach Zoning & Subdivision Ordinance.
 - c. Compliance with all conditions of approval specified herein shall be verified by the Planning Department.
 - d. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
 - e. A Certificate of Occupancy must be approved by the Planning Department and issued by the Building and Safety Department.
5. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.
6. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
7. Conditional Use Permit No. 2008-015 shall not become effective until the ten calendar day appeal period following the approval of the entitlements has elapsed.
8. Conditional Use Permit No. 2008-015 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.
9. The Planning Commission reserves the right to revoke Conditional Use Permit No. 2008-015 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs.
10. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.
11. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
12. The applicant shall submit a check in the amount of \$1,876.75 for the posting of the Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's approval of entitlements.

13. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission.
14. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs.